



# COMPREHENSIVE PLAN UPDATE

---

Housing Steering Committee

## MEMBERS

## AGENDA

**Chairperson**  
Stephen Wooden

**Vice Chair**  
Paul Stokstad

**Councilmember**  
Kathleen Boyle

Erik Altmann  
Rachel Asbury  
Kathleen Duncan  
Vennie Gore  
Brian Hagan  
Wayne Hiner  
Jacob Horner  
Julie Jones-Fisk  
Mike Leffler  
Alice Martin  
Sabrina Nagel  
Betty Nocera  
Caleigh Nowlin  
David Olsen  
Joanne Russell  
Jim Secor  
Mary Lou Terrien  
Rawley Van Fossen

**Staff Liaison**  
Darcy C. Schmitt  
(517) 319-6941

**Staff Support**  
Darcy C. Schmitt  
Amy Schlusler  
Annette Irwin

City of East Lansing  
DEPARTMENT OF  
PLANNING  
&  
BUILDING &  
DEVELOPMENT  
410 Abbot Road  
East Lansing, MI 48823

**January 30, 2014 – 7:00 p.m.**

Hannah Center, Recital Room  
819 Abbot Road

### 1) OPENING

- A) Roll Call
- B) Approval of Agenda

### 2) GOALS AND OBJECTIVES EXERCISE

### 3) ADJOURNMENT



# **PLANNING, BUILDING & DEVELOPMENT**

Quality Services for a Quality Community

## **MEMORANDUM**

**TO:** Steering Committee Members

**FROM:** Annette Irwin  
Amy Schlusler  
Darcy Schmitt

**DATE:** January 24, 2014

**SUBJECT:** Housing

City of East Lansing  
PLANNING, BUILDING &  
DEVELOPMENT  
410 Abbot Road  
East Lansing, MI 48823

(517) 319-6930  
[www.cityofeastlansing.com](http://www.cityofeastlansing.com)

---

At the November Steering Committee meeting the Committee responded to a series of questions intended to stimulate the subconscious and assure full participation from each member. The responses to these questions are attached for your review and were used by staff to help identify existing goals, objectives, and actions that are still relative and highlight those that may be missing in the document.

The Steering Committees will continue to work on the goals, objectives and actions for at least the next two months using the following definitions as a guide:

**Goals** are the broadest expressions of a community's desires they give direction to the plan as a whole. They are concerned with the *long term*, and often describe *ideal situations* which would result if *all* plan purposes were fully realized. Since goals are value-based, their attainment is difficult to measure.

**Objectives** are broad statements that set preferred courses of action – choices made to carry out the goals in the *foreseeable future (mid- to long-term)*. They need to be specific enough to help determine whether a proposed project or program would advance community values expressed in the goals.

**Actions** are specific statements that carry out a plan in the *short term* which accomplish the broader statements expressed in the goals and objectives. Actions are generally implemented through the City Council's Strategic Priorities and are activities that can realistically be carried out within a two to five year period and guide the City's day-to-day operations.

The January meeting will begin by discussing how the existing goals, objectives and actions relate to the Steering Committees responses to the questions from the November meeting. The next step will be discussion of topics that are not covered in the current plan.

In order to prepare for Thursday night's meeting, please review and come prepared to discuss those actions that are no longer relevant or need to be added to reflect the responses to the November meeting exercise.

## **Steering Committee Responses to the November Meeting Exercise**

### **QUESTION 1**

What are the top four things that come to mind when you think of diverse neighborhoods? The following bullet points were the top responses:

- A variety of housing
- People with varying incomes and professions
- People in all stages of life/range of age
- Racial/ethnic diversity
- People with a variety of lifestyles

The following goals, objectives and actions were developed from language in the current plan and continue to be relevant based on the Steering Committees general responses to question 1.

### **GOAL 1: To have strong neighborhoods which are diverse, attractive, and safe.**

**Objective 1-1:** Increase supply of diverse housing opportunities which accommodate the needs of all residents.

**Action 1-1.1:** Utilize Community Development Block Grant (CBDG) funding in collaborate with Hometown Housing Partners (HHP) to finance improvements to owner-occupied homes where the family income is below 80% of the Area Medium Income (AMI).

**Action 1-1.2:** Create a program to incentivize development projects where a predetermined percentage of housing units are set aside for persons with income below 80% of the Area Medium Income (AMI).

**Action 1-1.3:** Provide development incentives to ensure options are available for senior housing.

**Action 1-1.4:** Expand on the Downtown Development Authorities (DDA) Housing Policy by developing guidelines which promote a variety of housing sizes and styles within mixed-use developments.

**Action 1-1.5:** Work in collaboration with Michigan State University (MSU) to ensure that desirable and safe student housing is available near campus.

**Action 1-1.6:** Establish land use policies which encourage the redevelopment of aging student housing structures to accommodate the needs of current and future residents, both students and non-students.

**Action 1-1.7:** Create a program to educate property owners on the cost-benefit of using universal design standards in new housing construction.

## **QUESTION 2**

What are the top four things that come to mind when you think of what makes a neighborhood attractive? The following bullet points were the top responses:

- Well maintained properties and infrastructure
- Quality schools and parks
- Walkability
- Cultural amenities(art, plazas, library)
- Street trees and nice landscaping

The following goals, objectives and actions were developed from language in the current plan and continue to be relevant based on the Steering Committees general responses to question 2.

### **GOAL 1: To have strong neighborhoods which are diverse, attractive, and safe.**

**Objective 1-5:** Improve the appearance of neighborhoods.

**Action 1-5.1:** Develop a streetscape improvement program targeted at major streets.

**Action 1-5.2:** Create an assistance program for improvements to neighborhood entrances and other common areas.

### **GOAL 4: To have quality community assets.**

**Objective 4 -1:** Improve the use of public facilities to meet the needs of a growing community.

**Action 4-1.1:** Integrate alternative and/or additional uses in underutilized public facilities.

**Action 4-1.2:** Regularly update the Parks, Recreation, Open Space, and Greenways Plan to manage and improve public recreation facilities.

**Objective 4-2:** Provide public access to the Red Cedar River.

**Action 4-2.1:** Seek resources to implement a riverfront park.

**Action 4-2.2:** Work with Michigan State University and other governmental jurisdictions to improve public access to the Red Cedar River.

### QUESTION 3

What are the top four things that come to mind when you think of what makes a neighborhood safe? The following bullet points were the top responses:

- Engaged neighborhoods
- Well lit streets and homes
- Police presence and traffic control
- Well maintained public spaces and sidewalks

The following goals, objectives and actions were developed from language in the current plan and continue to be relevant based on the Steering Committees general responses to question 3.

**GOAL 1: To have strong neighborhoods which are diverse, attractive, and safe.**

**Objective 1-2:** Support activities, policies and institutions that maintain neighborhood stability.

**Action 1-2.1:** Provide Neighborhood Associations with resources which will increase their resident levels of participation.

**Action 1-2.2:** Support neighbors, organizations, and institutions that work toward better social integration of students in the community to encourage collaborative problem solving on neighborhood issues.

**Action 1-2.3:** Develop new land use policies which reduce the number of nonconforming rental properties in single-family residential districts.

**Action 1-2.4:** Amend land use policies to allow appropriately scaled expansions to existing owner-occupied, single-family residential dwellings.

**Action 1-2.7:** Continue to protect the integrity of the City's historic neighborhoods and structures through Code enforcement.

**Action 1-2.8:** Consider the creation of a new Neighborhood Revitalization Strategy Area (NRSA) when the existing one expires in 2015.

**Objective 1-3:** Enhance the safety of neighborhoods.

**Action 1-3.1:** Pursue funding options to improve neighborhood street lighting.

***Action 1-3.2:*** Develop a best practices manual for neighborhood traffic calming.

***Action 1-3.3:*** Seek funding sources to expedite accessibility improvements to the neighborhood sidewalks.

***Action 1-3.4:*** Continue and where appropriate expand “community policing” in the neighborhoods.

***Action 1-3.5:*** Continue enforcing quality of life ordinances such as snow removal, noise, litter and bulk rubbish.

## Housing Committee

**Question 1:** *What are the top four things that come to mind when you think of what makes a neighborhood safe?*

### **A safe neighborhood has:**

- Engaged neighborhoods
- Well lit streets and homes
- Police presence and traffic control
- Well maintained public spaces and sidewalks

### **Responses:**

#### **Engaged neighborhoods**

- Police with community involvement
- Proximity of neighbors
- Close knit families
- Neighborhood parties
- Know your neighbors
- Density, people living close together, community, neighbors
- People outside, vibrant
- Eyes on the street
- Neighborhood policing
- Attentive neighbors
- Well-formed neighborhoods
- Social norms of respect for others
- Neighbors that pay attention, interact, and know each other
- Conformity of age groupings
- Active neighborhood associations
- Neighbors as a community- people knowing other people in the neighborhood
- Educational mechanisms in place to inform others of diverse viewpoints
- Active sidewalks
- Engaged community
- Full occupancy/people present

#### **Well lit streets and homes**

- More lights on the streets
- Street lights
- Good lighting
- Well lit streets and homes
- Good lighting, solid building foundations and investment
- Ample street lighting

#### **Police presence and traffic control**

- Not being on major streets
- Reasonable traffic speeds/volume
- quiet, but some traffic
- Increased police presence
- Strong public safety services

- Police presence
- Traffic control
- Traffic moving slowly; good crosswalks and bike lanes
- Calm traffic

**Well maintained public spaces and sidewalks**

- Good up keeping of public spaces
- Good sidewalks
- Well maintained sidewalks

**Question 2:** *What are the top four things that come to mind when you think of diverse neighborhoods?*

**A diverse neighborhood has:**

- A variety of housing
- People with varying incomes and professions
- People at all stages of life/range of age
- Racial/Ethnic diversity
- People with a variety of lifestyle

**Responses:**

**A variety of housing**

- Variety of greeneries/Vegetation
- Close to school and downtown
- Variety of housing styles
- Types of housing
- Different types of housing: mixed use, retail, row houses, single homes
- Clean houses outside
- Attractive, different architecture
- Density
- Multiple housing styles
- Transition business zones to apartments
- Multi-use buildings with uses for a wide-ranging audience
- Open/Encouraged interactions

**People with varying incomes and professions**

- Mix of income levels
- Well-off/Not so well-off
- Income

**People of all stages of life/range of age**

- Different ages
- Age
- Variety of ages
- Young professionals
- Senior citizens
- Empty nesters
- Different life stages
- Variety of age
- Mix of ages
- Different ages
- Age diversity

- Range of ages
- Family
- Family/age diversity
- Family and 20 something neighborhood

**Racial/Ethnic diversity**

- People of color
- Racial diversity
- Ethnicity
- Ethnic diversity
- Variety of ethnicities
- Variety of cultures
- Different types of people- ethnic groups
- Race

**Variation in life styles**

- Different life-styles
- Graduate students
- Students
- Students and families
- University tied, not university affiliated
- Variety of jobs
- Diverse Professions
- Faculty
- Kids/No kids
- 20 something neighborhoods

**Question 3:** *What are the top four things that come to mind when you think of what makes a neighborhood attractive?*

**An attractive neighborhood has:**

- Well maintained properties and infrastructure
- Quality schools and parks
- Walkability
- Cultural amenities (art, plazas, library)
- Street Trees and nice landscaping

**Responses:**

**Well maintained properties and infrastructure**

- Well maintained housing
- Well-kept homes
- Streets without blight
- Well-maintained properties
- Lack of garbage
- Well maintained buildings and streets
- Cleanliness and look of sustainability
- Clean and tidy properties
- Eliminate blight
- Care of streets and sidewalks
- People doing improvements
- Well-kept housing

- Updated housing
- Remove problem homes
- Up to date outside of house
- Old well-kept homes
- Modern housing
- Uniformity of homes
- Clean streets and sidewalks
- Nice housing for all
- Buildings that visually relate without looking all the same
- Residents

**Quality schools and parks**

- Parks
- Nearby park
- Good schools
- Children playing

**Walkability**

- Walkable/Cyclable
- Walkability
- Curbs/sidewalks
- Walkable streetscape
- Proximity to downtown East Lansing
- Close to commercial district
- Maintained sidewalks
- Sidewalks
- Maintained streets
- Proximity to schools and downtown
- Not too many cars
- Reasonable numbers/types of parked vehicles
- Walkable city, parks, and university

**Cultural amenities (art, plazas, library)**

- Modern amenities
- Community centers/libraries
- Vibrant and enticing to visitors
- Amenities/social structures
- Common space for people to form relationships
- Physical representations of diverse populations

**Street trees and nice landscaping**

- Landscape
- Good streetscape
- Trees
- Green space- tree lined streets
- Ample plantings/trees and flowers
- Landscaping
- Gardens
- Nice architecture, landscaping
- Mature trees