Outlook

Fwd: Housing questions

From Susan Ager <susan@susanager.com>
Date Wed 10/1/2025 5:14 PM
To Jered Ottenwess <manager@villageofnorthport.net>

Please add to drop box.
Sent from my iPhone

Begin forwarded message:

From: Beth Verhey <beth@newcommunityvision.org>
Date: October 1, 2025 at 3:31:02 PM EDT
To: susan@susanager.com
Cc: Dale Lersch <dale@newcommunityvision.org>
Subject: Housing questions

Dear Susan,

Thank you for reaching out to Dale and I regarding questions for the attainable housing on NCV's site. As discussed I'm following up with this email to respond to the main questions you mention are being raised.

To start with background on our approach and progress, we are rolling out a multi-step conceptual planning and community input process, for which we have contracted national land planner Urban Design Associates (UDA), who have a small satellite office in Suttons Bay. UDA has a proven track record in this area, and importantly undertook this process with Peninsula Housing on their parcel in Suttons Bay that is being developed for attainable housing. (We have shared updates on our progress publicly quite regularly; including at the April 9 workshop at the school. Here is a direct link to a summer update on our website - https://www.newcommunityvision.org/blog.)

To respond to questions being raised about the number of units that may be developed on the site and the relationship to community need, we have consistently emphasized that the scope of need in the community is larger than what will be possible on the NCV site; that the community needs multiple projects, and a variety of types of projects. And that we are committed to coordinating and collaborating with the Village and Township as mutual efforts proceed. Two sources we (and UDA and PH) draw on to understand the need are the Leelanau Township Community Foundation survey in 2023 (which is on the LTCF, Township and Housing North websites) and Housing North/Bowen research and reports. More recently, at the April 9 workshop up at the school, Housing North

presented analysis bringing the data on the need to the local, as compared to County level: 117 units needed in the Township and 26 units needed in the Village. (One would have to consult Housing North to elaborate, to ask for more background on those figures.) As part of the conceptual planning process underway with UDA, we have held a few stakeholder focus groups, including with a strong representation of our local employers and employees, which while not a research report, further substantiate the local need. Also as part of the conceptual planning process underway, UDA is leading preliminary site analysis on the 25 acres, which has included preliminary zoning and building code analysis. From this, UDA has shared in the stakeholder focus groups conducted to date that they see fewer than 30 units for the NCV site.

You also asked about the timeframe for housing units to be ready on the NCV site. As you know, there are many variables to this journey, so perhaps the best reference is Peninsula Housing's "Herman Road" project in SB, which is shaping up to be 2 years from the conceptual planning process to breaking ground. We of course hope to gain efficiencies in learning from the SB and other examples.

Please do feel free to continue to reach out with questions,
Best wishes,
Beth

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Beth Verhey
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