

# MEMORANDUM



**TO:** MASTER PLAN & ZONING COMMITTEE  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark Spencer*  
**SUBJECT:** REVISED POTENTIAL HOUSING GOALS, OBJECTIVES  
AND IMPLEMENTATION STRATEGIES  
**DATE:** SEPTEMBER 30, 2009

The Master Plan & Zoning Committee previously expressed an interest in including goals, objectives and implementation strategies in the Master Plan that strengthen the City's commitment to its existing residential neighborhoods and that would promote increased housing opportunities for families, first time home buyers and the elderly. At its September 2, 2009 meeting, the Committee discussed a set of draft goals, objectives and implementation strategies and made comments. Based on those comments, and comments from Staff, a revised set of possible goals, objectives and implementation strategies follow for the Committee to discuss. In addition, the Committee asked for more information on accessory dwelling units (Granny Flats). I have attached a case study produced for the U.S. Department of Housing and Urban Development. It also includes ordinances from several communities.

Note: Language removed is ~~struck-out-in-red~~ and language added is underlined in red.

## **POSSIBLE MASTER PLAN HOUSING GOALS, OBJECTIVE AND IMPLEMENTATION STRATEGIES**

(Could consider the following as an addition to the following subsection)

### **COMMUNITY CHARACTER (existing)**

**GOAL: Create, preserve and enhance quality residential areas in the City.**

**Objective:** Develop and improve strategies to preserve and enhance existing residential neighborhoods.

**Implementation Strategy:** Continue to provide home repair assistance through the City of Novi's Minor Home Repair grant program.

**Implementation Strategy:** Continue to provide top quality maintenance of public streets and utilities.

**Implementation Strategy:** Continue public investment in new and existing pathways, sidewalks, parks and street trees to improve the quality of life in existing neighborhoods.

**Implementation Strategy:** Investigate and develop programs to encourage private investment in new and existing private neighborhood recreation facilities.

**Implementation Strategy:** Review, make recommendations and take action toward simplifying and streamlining the permitting process for home improvements.

~~**Implementation Strategy:** Consider ordinance changes to require commercial uses near residential areas to incorporate "residential characteristics" into building design.~~

**Implementation Strategy:** Continue to support strong neighborhood associations.

**Objective:** Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

**Implementation Strategy:** Continue to provide land area for new residential development.

~~Implementation Strategy: Consider policies and programs to encourage affordable housing options.~~

**Implementation Strategy:** Consider policies and programs to make housing more accessible to the elderly and mobility challenged individuals.

**Implementation Strategy:** Consider ordinance changes to permit limited size attached accessory dwelling units including “Granny Flats” with single family homes.

**Implementation Strategy:** Continue to research and implement ~~Review and develop~~ methods to promote the development of innovative housing styles including lofts and mixed use developments.

**Implementation Strategy:** Continue to provide and improve alternative methods of transportation to serve residential areas.

**Implementation Strategy:** Consider ordinance changes to permit smaller single family homes and expanded opportunities for attached single family homes.

**Implementation Strategy:** ~~Investigate and~~ Develop policies and programs to facilitate the development of new public and private senior housing facilities to meet the needs of the City's expanding elderly population.

**Objective:** Encourage residential developments that promote healthy lifestyles.

**Implementation Strategy:** ~~Strengthen current ordinances to insure all residential developments are~~ Educate the public and developers on the benefits of making residential developments walkable and bikeable and encourage developers to build walkable and bikeable residential developments that are connected to the City's non-motorized transportation system where possible.

**Implementation Strategy:** Consider revising ordinances to further provide incentives for including passive and active recreational facilities in new residential developments.

A clean version of the above follows on the next page.

COMMUNITY CHARACTER (existing)

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**Implementation Strategy:** Consider policies and programs to make housing more accessible to the elderly and mobility challenged individuals.

**Implementation Strategy:** Consider ordinance changes to permit limited size attached accessory dwelling units including "Granny Flats" with single family homes.

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**Objective:** Encourage residential developments that promote healthy lifestyles.

**Implementation Strategy:** Educate the public and developers on the benefits of making residential developments walkable and bikeable and encourage developers to build walkable and bikeable residential developments that are connected to the City's non-motorized transportation system where possible.

**Implementation Strategy:** Consider revising ordinances to further provide incentives for including passive and active recreational facilities in new residential developments.