

# **GAINES CHARTER TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD OF TRUSTEES— JOINT MEETING**

Via virtual meeting.

For ZOOM meeting login information, please send a request to [info@gainestownship.org](mailto:info@gainestownship.org) the day of the meeting

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## Tentative Agenda

**6:00 p.m. – Monday, January 11<sup>th</sup>, 2021**

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Inquiry of Conflict of Interest**
- IV. **Public Comment on Non-Agenda Items**
- V. **General Discussion**
  1. **Introductory Remarks by Planning Commission**
  2. **Presentation by Ryan Kilpatrick, Executive Director of Housing Next on Regional Housing Trends and Needs**
  3. **Presentation of Gaines Housing Data by Dan Wells, Community Development Director**
  4. **Discussion**
    - a. **Future Housing Needs in Gaines Township**
    - b. **Location of Multi Family vs Single Family Housing**
    - c. **Servicing Housing Development – Police, Fire, Utilities**
- VI. **Adjournment**

Persons with disabilities needing special accommodations should contact Kim Triplett at (616) 698-6640 one week prior to the meeting to request mobility, visual or any other assistance.

Summary of Larger Apartment Complexes & Rents

COMPLEX	Units	1 BR	2 BR	3 BR
Woodfield	480	795-985	875-1175	-
Woodfield Preserve	178	960-1120	1135-1270	-
Fieldstone	397	1115-1205	1200-1515	1405-1575
The Crossings	660	865-1245	1067-1508	-
Pine Circle	56	-	-	1050
Bloomfield Townhomes	202		1400-1500	1485-1750
In the Pines	18	-	-	-
Non-homestead exempt houses	539	-	-	-
<b>TOTAL</b>	<b>2,530*</b>	<b>795-1245</b>	<b>875-1515</b>	<b>1050-1750</b>

\*Does not include smaller apartment buildings or single-family homes for rent.

From planning and assessor records, rental websites for rates.

Homeownership Comparison

Assessor records show that there are 6,495 parcels in Gaines Township with a 100% homestead exemption, which are used for an estimate of home owner occupied residential units.

Own vs Rent Averages

Geography	Own	Rent
United States	64%	36%
Michigan	71.6%	28.4%
Kent County	69%	31%
Gaines Charter Township*	72%	28%

\*Based on 9,025 housing units using estimates above, not an actual count.

County data indicates there are 9,995 total housing units in Gaines Township, so there is clearly around 900 units we are not accounting for that are *possibly* rentals since they are excluded from homestead exemption records.

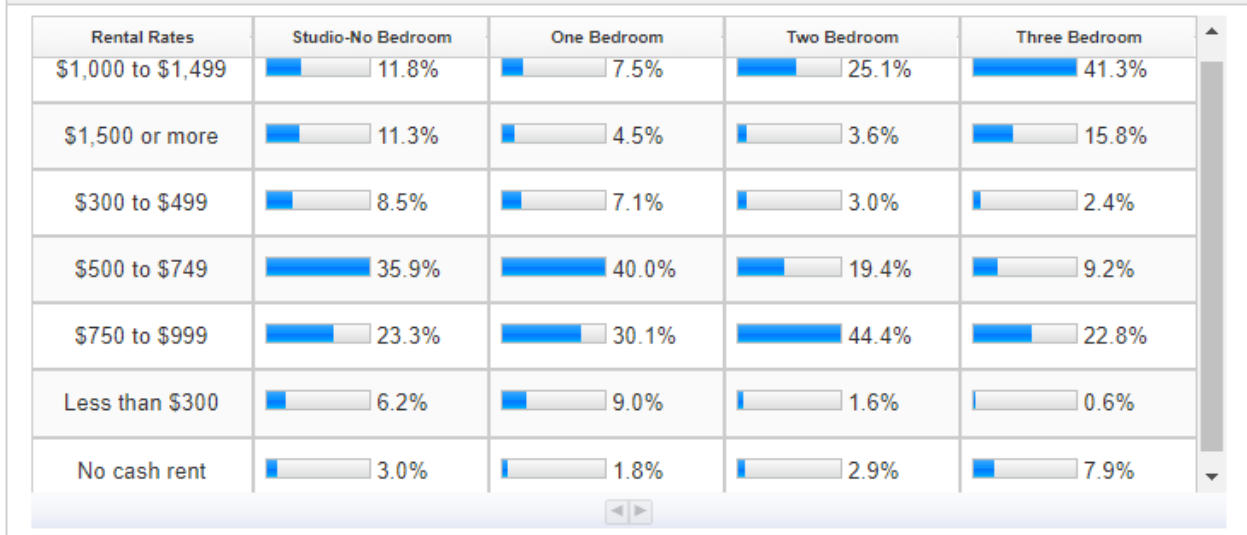
From <https://www.towncharts.com/Michigan/Housing/Kent-County-MI-Housing-data.html>

<https://data.census.gov/cedsci/profile?g=0400000US26#>

Affordability

Geography	Median Gross Rent Amount
United States	\$1,023
Michigan	\$888
Kent County	\$871

Figure 24: Kent County, MI Monthly Median Rent Rates by Size of Rental in Bedrooms



From <https://www.towncharts.com/Michigan/Housing/Kent-County-MI-Housing-data.html>