



CHARLEVOIX



### **PRIMARY RESIDENCE DEED RESTRICTION PROGRAM**

The City of Charlevoix has been proactively creating more housing opportunities with a focus on year-round housing and workforce housing. The Deed Restriction Program was initiated from discussions with the Charlevoix Housing and Business Park Initiative and the many partners working to address the need for year-round housing. This will ensure that our important workforce can grow and remain in the community. The program will help balance the housing market that is faced with a growing percent of the existing housing stock that are summer homes or vacation rentals. Currently, only 38% of homes in the City are principal residences.

#### **How does it work?**

Cash is available to a current or prospective property owner to voluntarily agree to require the residence to be inhabited only by year-round residents. This is a voluntary program and the cash is negotiated with each property owner and based on an assessment of the property.

For any property owner of an existing home or apartments, the deed restriction program can provide cash in exchange for an agreement to always require the housing unit to be inhabited by year-round residents.

This cash can be used to purchase a property that will participate in this program or do improvements to an existing property. This program can provide much needed cash to do important fix issues and keep people in their homes.

The deed restriction requires all current and future residents to live in the home at least 10 out of 12 months of each year. Once recorded, a deed restriction stays with the title and survives changes in ownership over time. This means the new program will permanently assure long term resident housing.

#### **How is it funded?**

The initial funds that created this program were private donations to a fund administered by the Charlevoix County Community Foundation. The stewardship of this program is managed by Housing North, a regional non-profit. Annual compliance requirements exist and are administered by the Charlevoix County Housing Ready Program Director under Housing North.

#### **How can I find out more?**

Please contact Steve Schnell, Charlevoix County Housing Ready Program Director at [steve@housingnorth.org](mailto:steve@housingnorth.org) and by phone at 231-330-7070. Housing North is proud and excited to be a partner in this groundbreaking program, the first of its kind in Michigan.

Creating pathways and partnerships for housing in Northwest Michigan.