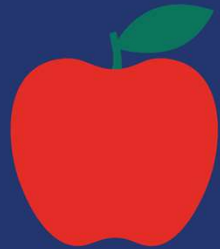




MICHIGAN MUNICIPAL LEAGUE **CONVENTION2025**



Pre-reviewed plans and pattern book homes

Murph (Richard Murphy)
Senior Program Manager
MML Policy Research Labs
19 September 2025

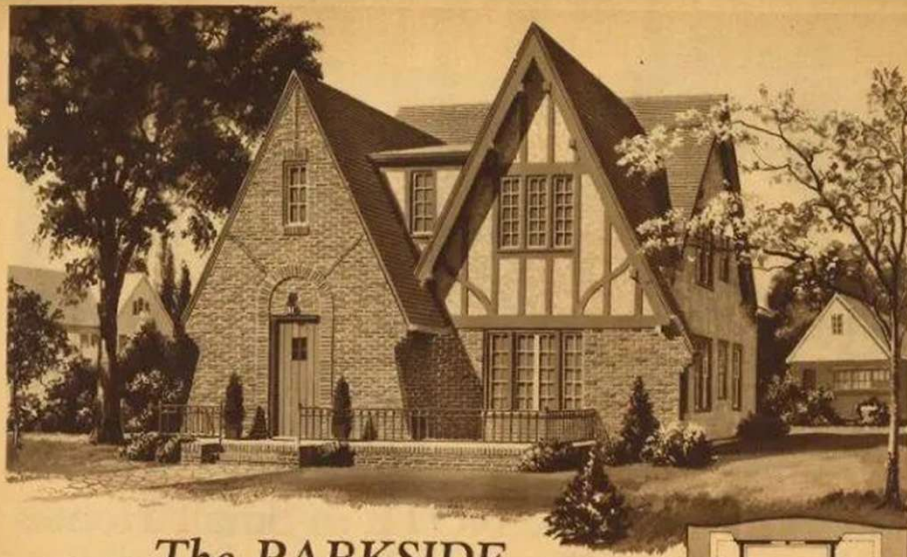


Purpose & Need

- All of our communities are facing housing shortages.
- Most of our communities need more housing options—not just more single-unit detached houses.
- New homes should fit and contribute to local sense of place.
- Building new homes is expensive and slow.



This used to be normal: catalog / kit homes

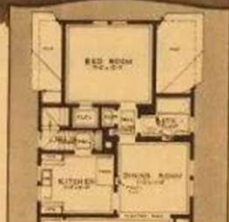


The PARKSIDE

DUPLEX With High-Peaked English Gables
Brick and Stucco With Rich Half-Timbered Effect

Upper, 4 Rooms and Bath
Lower, 5 Rooms and Bath

AVERAGE
PAYMENTS **\$60** A
Month
PRICE \$3143





How easy is it today?

Would your zoning ordinance let you say yes to this?

- 1,800 square feet
- 50 x 120 foot lot
- 2 off-street parking spaces
- Duplex

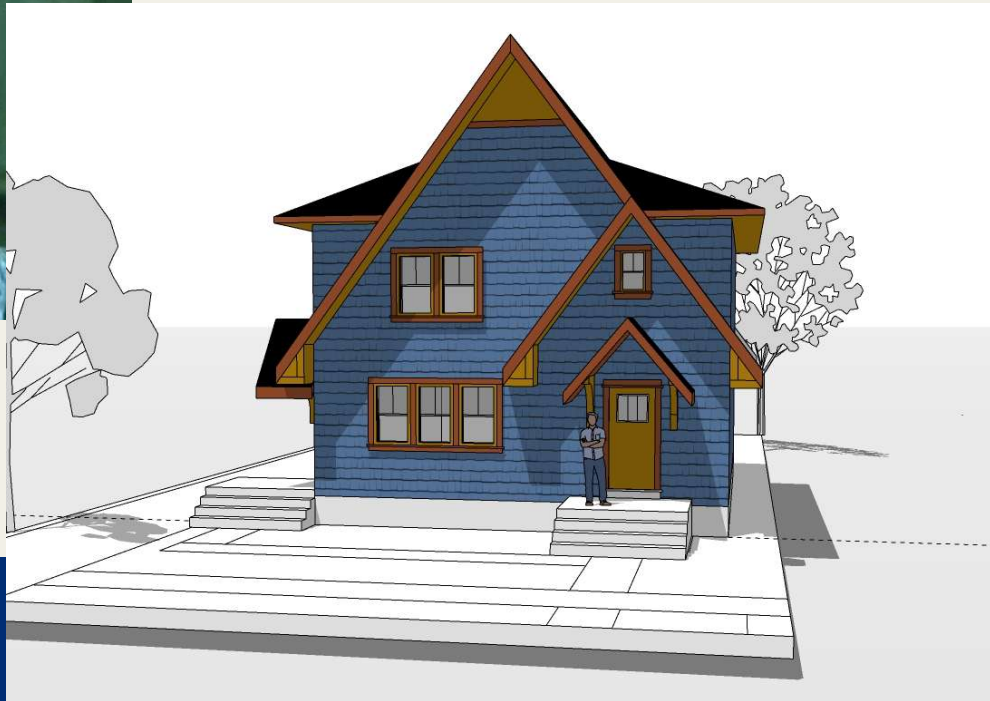
How long would permitting process take?

What fees, public hearings, etc. would be required?

What if I told you....



That you could eliminate nearly all of the permitting cost, time, and uncertainty to build this duplex?



Pre-reviewed plans basics

1. Select or create a catalog of construction plans to use in your community.
2. Identify eligible properties in your community for use of those plans.
3. Perform all reasonable pre-reviews on those plans (building code, zoning, historic district) to assure fast and predictable approval.
4. Offer a dedicated permit application: this planset, this parcel, these options.
5. Perform remaining approvals (e.g. foundation / grade inspection)



Improving on the basic formula

- Audit and update your zoning ordinance to remove barriers
- Partner with builders, developers to get construction going
- Get incentives / tax abatements in place to cover market gaps



Benefits of a pattern home program

- More predictability—for everyone, neighbors and developers alike
- Reduced pre-development risk = reduced costs
- Friendly for small or homegrown developers
- Can allow larger production builders to work in existing neighborhoods

Learn more, get started

From the League:

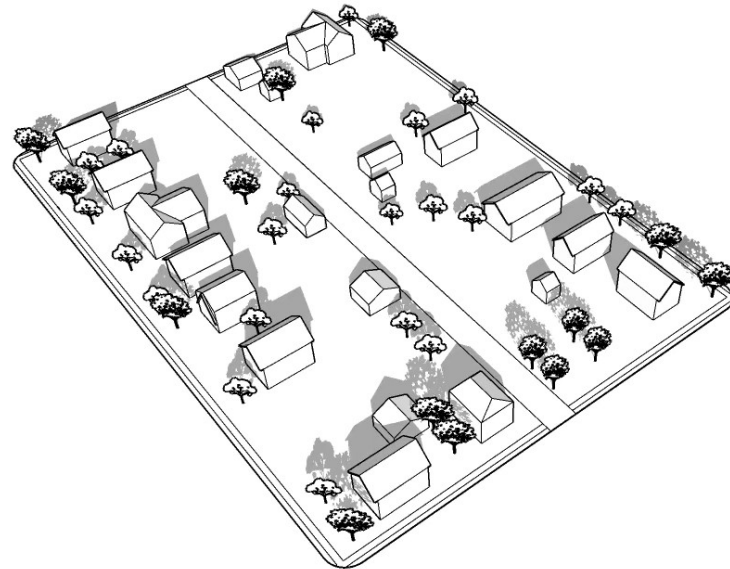
<https://mml.org/pattern-book-homes>

MEDC / Grand Rapids Permit-Ready Homes:

<https://www.miplace.org/programs/permit-ready-housing-plans/>

Call Murph for help:

murph@mml.org / 734-669-6329



Pre-Approved Plans

City of Kalamazoo, MI

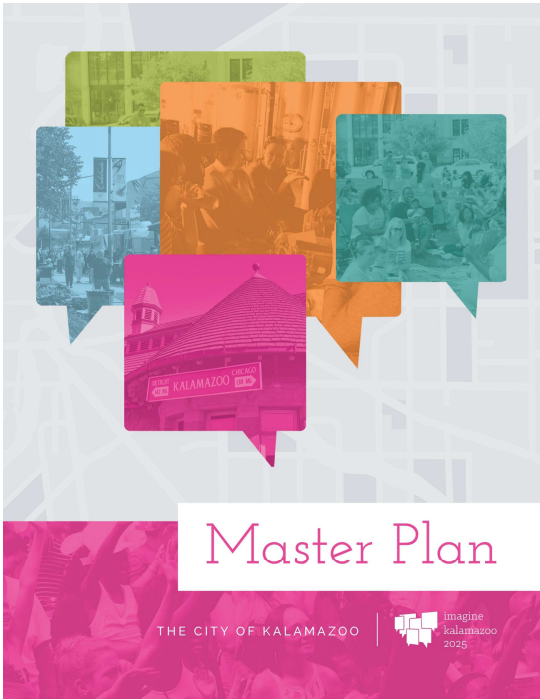
Christina Anderson

City Planner/Deputy Director - CPED



Kalamazoo Housing for All

Vision



Ordinance & Policy

Chapter 10 Zoning

§ Lot Type Corollary

(f) Building Siting (Figure 5.6-1)

Requirement	Yes	No
Multiple Principal Buildings	Yes	No
Front Lot Line Coverage Ratio	80%+	No
Occupation of Corner	Yes	No
Front Build-to-Zone	0-5' 0-10' if for public space, such as an outdoor seating area, on-street parking, or other	No
Corner Build-to-Zone	Yes	No
ROV Encroachment	Yes	No
Side Yard Setback	0'	No
Rear Yard Setback	0' or off-alley set back to R setback	No
Impervious Surface (Total)	≤30%	No
Semi-impervious Surface	n/a	No

Setback, Siting, & Access

Requirement	Yes	No
Parking Location	Rear Yard	No
Loading & Service Location	Rear Side	No
Vehicle Entrance Bay	Corner Side	No
Driveway Location	Alley: 1 on Corner, 2 on Front, or 3 on Front if an interior lot not located in DVP	No

Figure 5.6-1 Building Siting

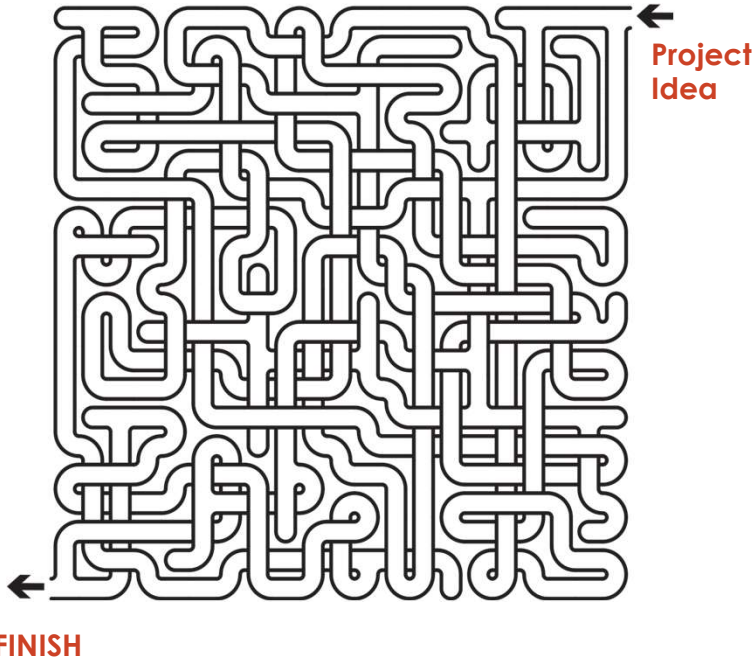
Notes:

1. A corner lot may count toward up to 50% of the minimum coverage.
2. Lots less than 60' in width, without alley access, and not on a corner have a minimum coverage requirement of 80%.
3. Larger RTZ requires review and approval through the site plan review process. Larger RTZ is not permitted in C-3.
4. In these lots for parking and loading, not permitted on primary streets. In these lots and driveways are not permitted on a street/avenue and Urban Center street.
5. A driveway is permitted on lots wider than 100'.

ZONING ORDINANCE
OCTOBER 2021

Imagine Kalamazoo 2025

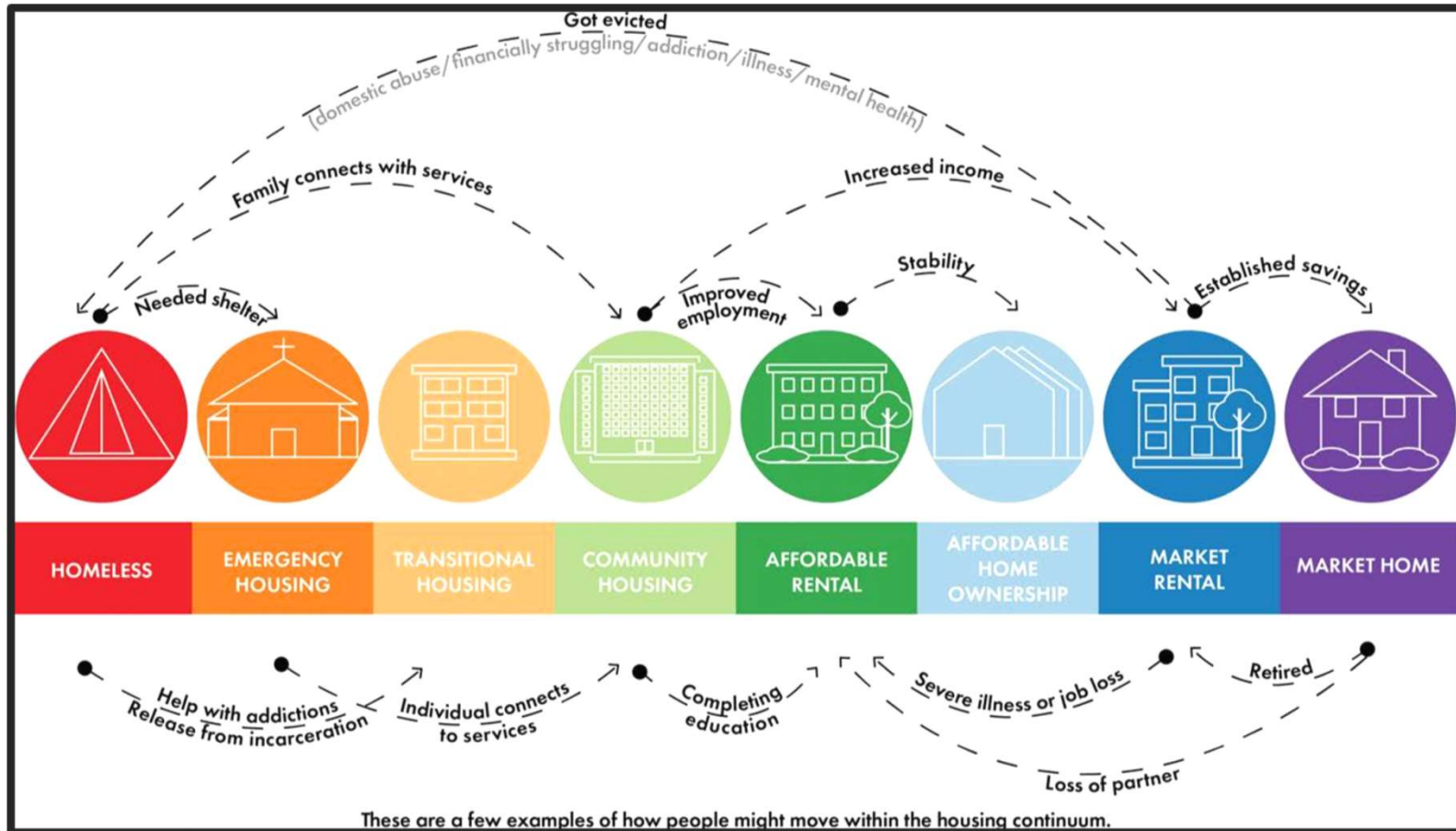
Process







Kalamazoo Housing for All



Kalamazoo Housing for All

		Single-Family Detached	Single-Family Attached	Mid-Sized Multi-Family	Low- and Mid-Rise Apartments	Accessory Dwelling Units	
		1 Unit	2-4 Units	5-25 Units	25+ Units	+1 Unit	Total
Location	Rural/Small Town	600	125	100	50	125	1,000
	Suburban	3,000	175	300	125	50	3,650
	General Urban	500	300	375	175	100	1,450
	Urban Center	200	175	275	250	150	1,050
	Urban Core	0	25	150	400	25	600
	Total	4,300	800	1,200	1,000	450	7,750

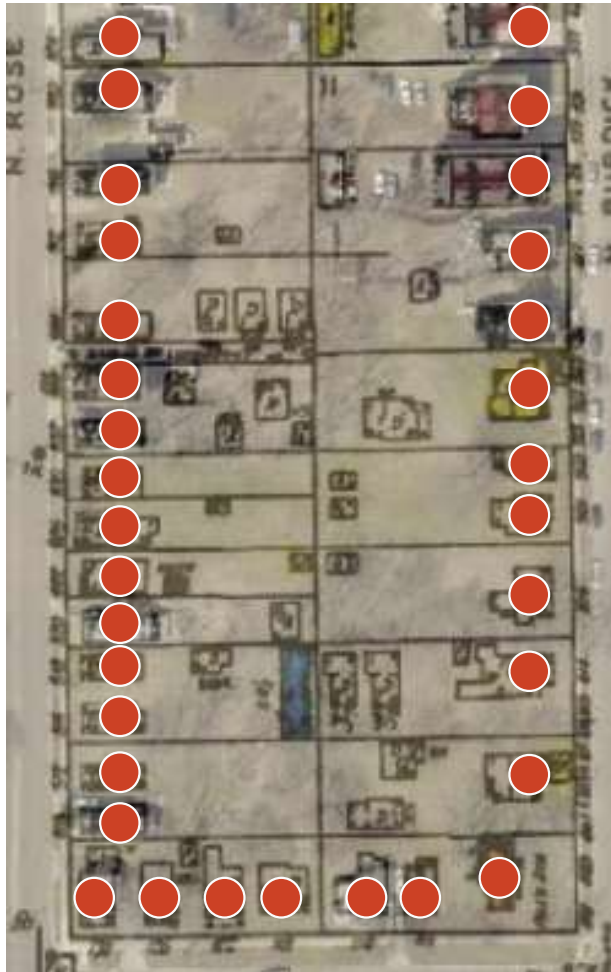
Kalamazoo Housing for All

**Typical
Block**

1958

(33

buildings)



**Typical
Block**

2018

(14

buildings)



Kalamazoo Housing for All: Pre-Approved Plans



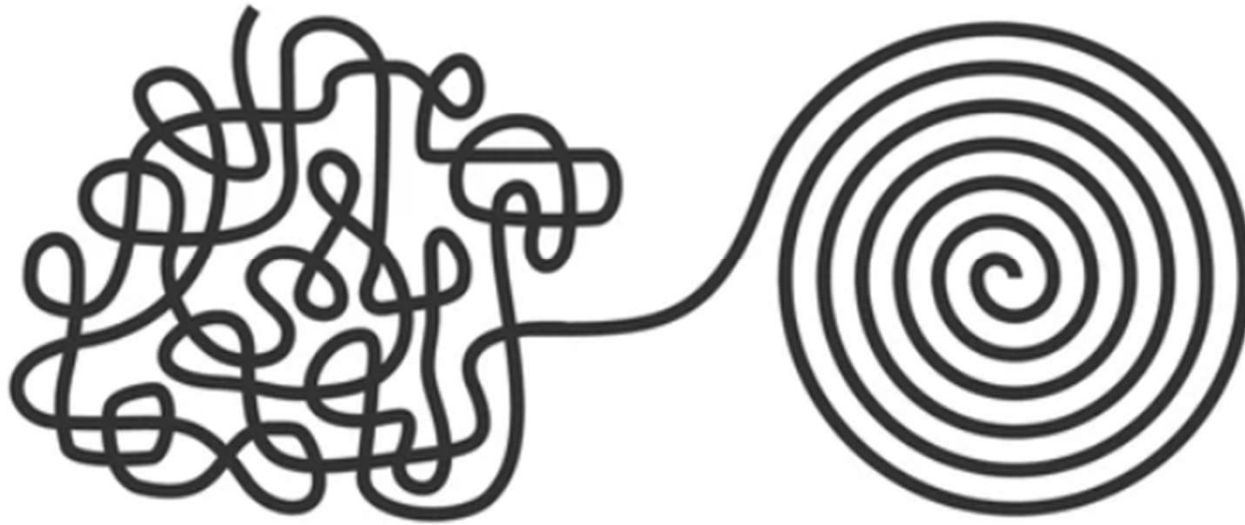
J Griffin Design LLC & Jennifer L Settle, LLC

Kalamazoo Housing for All: Pre-Approved Plans

- Ready-to-use.
- Reduce the time and cost associated with designing and approving new homes.
- Multiple elevation options, allowing for visual variety even if similar homes are built next to each other.



Kalamazoo Housing for All: Pre-Approved



Kalamazoo Housing for All: Pre-Approved

Pre-approved = pre reviewed



Project Meetings

- Building & Trades
- Fire Marshall
- Planning & Zoning
- Utilities & Streets
- Historic District Review

Kalamazoo Housing for All: Pre-Approved



1. Review & Select Plans
2. Self Check of Zoning
3. Locate Building on Lot (site plan)
4. Apply Online
5. Pay Fee (= to Building Permits)
6. Collect permits

Apply to Build

After you apply, you will receive notifications throughout the process to help guide you with documentation, payment, and

1

Review and Select a Plan

Browse our Plan Catalog to review available floor plans and elevation options. Each plan includes details about square footage, layout configurations, and exterior designs.

[Pre-Approved Plan Catalog](#) (PDF, 5MB) >

2

Confirm Your Lot and Zoning

Before proceeding, check if your lot meets zoning requirements. You can use the interactive zoning map to search for your property or click on a zone to see details.

[Interactive Zoning Map](#) >

3

Prepare a Site Plan

In order to apply, you will need to provide a site plan showing where the building will be located, including set backs and underground utility information (you can get this by [calling Miss Dig at 811](#)). Your site plan does not need to be prepared by an architect or engineer. You can prepare it yourself, just be sure it includes the lot dimensions, the building dimensions, and the dimensions between the building and the property line.

[Example Site Plan](#) (PDF, 43KB)

Kalamazoo Housing for All: Pre-Approved



Behind the scenes between 4 and 5

- Planning & Zoning Review
- Utility check

Other permits

- Specialty Trade
- Truss & Foundation

Kalamazoo Housing for All: Pre-Approved





Shane LaPorte

Community Development Director

Cory Mays

Grant Coordinator

City of Jackson, Michigan

STATISTICS

- 31,031 CITY residents
- 45% renters, 55% owners (54% of renters are cost-burdened)
- \$49, 179 average annual salary
- \$34.4 million annual general fund budget

AMENITIES

- Strong public education system & private options
- Significant investment in infrastructure
- Beautiful parks and trails
- Robust major employers



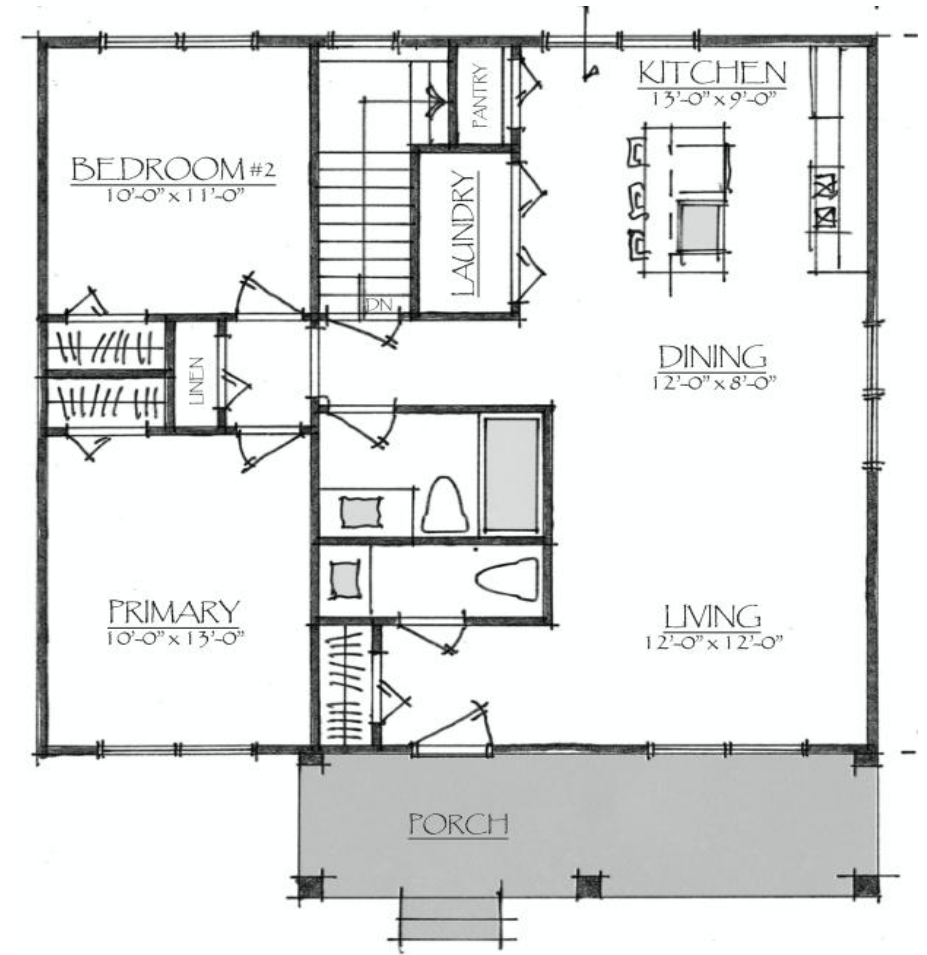
How It All Began

- Demolished hundreds of blighted properties (844 residential/72 commercial, 2012-2023)
- Comprehensive housing study, November 2022
 - Needed to build 1,500 new homes and rehab. 3,000 existing homes over 10 years
 - Housing needed at income levels & price points
- ARPA funding for down payment assistance
- No builders, no permits, no new construction



Our Systems Didn't Work

- Plan review took too long
- Permitting and inspection process was cumbersome
- Lack of customer-service focus
- Failure to recognize the critical pieces
- The numbers didn't add up (margins)
- Is there REALLY a need for more housing in Jackson?



Solutions Made it Happen

For the BUILDERS

- Discounted lot price
- Expedited site plan review
- Standard building plans
- Sewer/water hookups
- Neighborhood improvements (curb cuts, tree planting, sidewalk repair)
- Can build in bulk, maximizing materials and labor

For the BUYERS

- \$25,000 DPA, City of Jackson (100% forgiven after 5 years)
- \$10,000 DPA, MSHDA (loan, deferred)
- FREE homebuyer education/financial counseling if desired

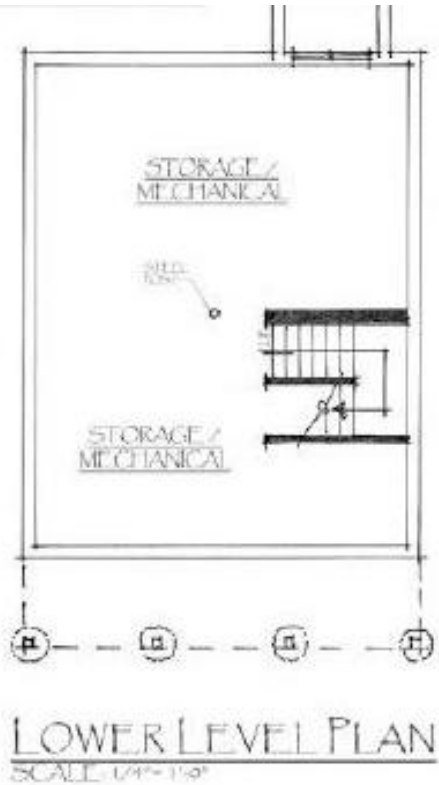


The Homes

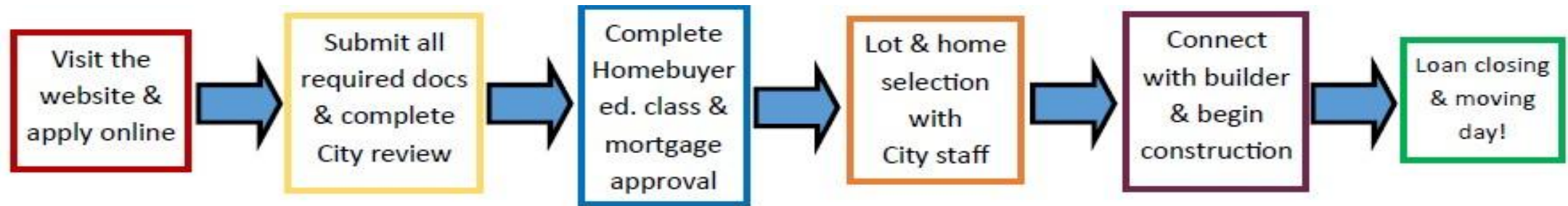
- 2-story: 3 bedroom, 1 ½ baths (~1,200 ft²)
- 1-story: 2 bedrooms, 1 ½ baths OR 1 bath* (~960 ft²)
- 8' x 8' shed
- Concrete driveway
- Full basement
- Covered front porch
- Full kitchen appliance package
- Central heat AND central air conditioning
- \$178,000 negotiated price



The Homes, Continued...



Program Specifics



- City qualifies buyers and facilitates lot/design selection
- City staff monitor all aspects of the build process
- 5-year residency requirement stabilizes neighborhoods, builds equity

# of family members	1	2	3	4	5	6	7	8
120% AMI	\$70,800	\$80,950	\$91,050	\$101,150	\$109,250	\$117,350	\$125,450	\$133,550

100 Homes Program Statistics

■ Applications	1,767
■ Homes sold	30
■ Under/pending construction	20
■ Spec Homes	0
■ Months remaining	15



Before and After



Beautiful Living Spaces



Other Jackson Housing Construction

- State and federal grants for accessible and rental homes
- Two multi-story LIHTC housing apartment complexes
- Single-family rental homes + spec homes for sale
- Builder incentives extended to any interested contractor
- Similar, adaptable plans with a variety of front facades



Your Team Can Make It Happen

- Customer service, builder-friendly
- Common vision, outstanding team
- Creativity, making it easy for others to do business in Jackson

Shane LaPorte (Community Development Director)

(517) 768-6463

slaporte@cityofjackson.org

Cory Mays (Grant Coordinator)

(517) 768-6461

cmays@cityofjackson.org

