

Frankfort Area Workforce Housing Advisory Council Survey

Results as of 10-25-18

(All comments are not edited)

407 total participant responses

Question 1. What community do you live in? (please check one)

402 responses

Frankfort-Elberta	211
Beulah - Benzonia	90
Thompsonville	15
Honor	20
Lake Ann	7
Other	59

Question 1. (Continued) If you selected "Other" please specify

61 responses

	Count		Count
Arcadia	6	Kaleva	2
Arcadia but want to move to Frankfort	1	Lake Ann spelled wrong FYI	1
Arcadia, Traverse City	1	Long Lake Township	1
Bear Lake	10	Manistee	5
Bear Lake/Manistee	1	Not yet settled in	1
Buckley	1	Onkama	3
Copemish	7	Osceola County	1
Crystal Lake Twp.	2	Platte lake	1
Empire	1	Traverse	1
Grand Traverse	1	Traverse City	3
Herring Lake area	1	Wexford, Boon Township	1
I live in North Carolina but would love ...	1	rural Frankfort although my mailing add...	1
Ida, MI. Monroe, county	1	seasonal	1
Interlochen	4		
Joyfield Township	1		

2. Where do you work? (please select one)

402 responses

Frankfort-Elberta	231	Honor	10
Beulah - Benzonia	71	Lake Ann	4
Thompsonville	2	Other	84

Question 2. (Continued) If you selected "Other" please specify

87 responses

	Count		Count
0-10	1	I previously accepted a job in Honor ho...	1
10 surrounding counties	1	In county at NPS	1
All of Benzie County	1	Lake Ann spelled wrong FYI	1
Also Frankfort I have 2 jobs which I n...	1	Lansing, primarily; sometimes from home...	1
Bear Lake	2	Manistee	3
Benzie County	1	Manistee and benzie	1
Buckley	1	Onekama	1
Cadillac	1	Retired	35
Chicago mainly work remotely from my ho...	1	Retired. All my work is volunteering	1
Chief	1	Semi-retired, consulting out of home	1
Empire	3	TC	3
Frankfort and thomsonville	2	Timber buyer. I work Benzie and Manist...	1
Frankfort, Beulah, Benzonia, etc.	1	Traverse City	8
Global	1	We are retired.	1
Graceland Fruit	1	When I work - semi-retired	1
Graceland, Frankfort and Forrester RD	1	Work remotely. Report to New York.	1
I am an independent minister, I work al...	1	chicago	1
I am retired	3	retired	3
I have jobs in Beulah, Benzonia and Fra...	1		
I work in Mesick and Frankort-Elebrta ...	1		

3. How far do you travel round trip to get from your residence to work? (Answer in estimated Miles)

362 responses

	24 (7)	44 (3)
5 miles (17)	28 (6)	80 (3)
5 (15)	1 mile (5)	.5 (3)
31 (14)	35 (5)	26 (3)
40 (12)	50 (5)	12 (3)
2 (12)	45 (5)	16 (3)
20 (11)	7 (5)	90 (3)
4 (10)	2 miles (4)	12 miles (3)
15 (10)	17 (4)	N/A (3)
10 (10)	25 (4)	Less than 1 mile (2)
6 (9)	60 (4)	32 (2)
3 (9)	18 (4)	1.5 (2)
8 (8)	52 (3)	65 (2)
14 (8)	4 miles (3)	46 (2)

10 miles (2)	4 blocks	3-4
20 miles (2)	1mile	34
One mile (2)	Impossible to answer We	38
14 miles (2)	also live in SE Michigan	29
70 (2)	less than 1 mile	3-10mi depending on the
30 in the winter. Out of my	75	day
house spring thru fall (2)	110	Work from home-spouse is
2-3 miles	1/2 hour drive each way	a local business owner
7 miles	1/2	35-45min
58	42	15 miles
60 miles	36	.05
8 miles	2-3	80 when in manistee
6 MILES	7-30	15'when in.benzie
8, either one	25/30	140
1.8 miles	7-8	2 miles
4.4 miles	.6	18 miles
25 miles	54	60
3 miles	19	20 minutes
15 Miles +/-	.2	70 miles
22 miles first job 10 miles	48	30-40
2nd job	22.3	Other (24)

4. What is your present housing status?

404 responses

I own my own home	279
I own my own condominium	6
I own my own mobile home	2
I rent an apartment, condominium, mobile home or home	69
I live with parents/relatives/friends	37
Other	11

Question 4. (Continued) If you selected "Other" please specify

13 responses

association 99 yr lease, condo-like
I am a seasonal FRFT resident
Homeless, living in a camper on parents property
Live in a migrant camp
I am currently homeless bouncing around
Camper on land
Live in my mom's house, she is in an assisted living home
rent a home from family member
House provided.
Resident in a cooperative
Land Contract
Camper trailer
Cousins

5. How many people live with you?

399 responses

	Count		Count
0	35	6	10
1	125	7	5
1 other person (2 total in the househol...	1	Currently 3	1
1 other person--my wife who still works...	1	My daughter (48) grandson (25)	1
1-2	1	None	2
2	61	One	5
12	1	Rooms for rent upstairs	1
19	1	Spouse	1
2 - 4	1	Spouse	1
2-6	1	Two college students	1
3	61	just me	1
3 (2 college students)	1	one	3
4	52	total of 2	1
5	22	varies	1
5 total	1		

6. Are any of the people you live with children?

394 responses

Yes 42.9% No 57.1%

Yes 169

No 225

7. Please identify the number of children that are in the following ranges

	Age 0-5	Age 5-12	Age 12-18
1 Child	35	67	35
2 Children	24	24	44
3 Children	6	10	14
4 Children	1	1	1
5 Children	0	0	1
6+ Children	0	0	1

8. How much is your monthly housing payment or rent (including utility costs)?

386 responses

\$0 - \$500	97	\$1,000 - \$1,500	83
\$500 - \$1,000	158	More than \$1,500	48

9. What type of housing would you like more of in the Frankfort area?

(Please check all that apply)

394 responses

	Count
Single family homes for under \$130,000	254
Rental property for \$500 – \$700 / month	202
Rental property for \$700 – \$900 / month	102
Subsidized housing for low to moderate ...	123
None of the above	42
Rent to Own	139
Other...	20

10. Which of the following do you feel are barriers to you owning your own home in Frankfort? (Please check all that apply)

338 responses

	Count
Housing costs	252
Lack of available housing	193
Lack of affordable child care	105
Public transportation	13
Lack of employment opportunities	87
Employment salaries	150
Inability to get financing	65
I do not wish to own my own home.	12
Other	41

Question 10 (Continued) If you selected "Other" please specify

46 responses

Taxes (4)

None (3)

I do own my own home.

Pay structures at most local employers is grossly substandard

Not enough private property- properties with 10+ acres

I own currently

none

high taxes

Inappropriate Prior Life choices - bad credit, etc.

There are none

Zoning regulations will not allow me to build a tiny house.

have home

High taxes

High taxes, city water

No barrier
I like where I live
Too many drugs in the community
I don't want to live in Frankfort
I do own my home but we got lucky & bought from a family member or we would not have been able to buy in downtown Frankfort.
I don't know. I live in Bear Lake
Already own home
Very few homes in the \$150,000-\$200,000 range.
Does not apply
Family & husband's job in Bear Lake
No barriers
We own a home
Already own a home elsewhere
High Taxes!
I own my own home but know others that are struggling with these areas specifically.
I already own my own home
I own my home but I feel the following are barriers for others: housing costs, lack of available housing, lack of affordable child care, employment salaries.
I own my home
Lower taxes
I already own a home and am happy where I am.
Unlike many residents of Benzie, we are blessed to be able to afford a beautiful home here, even in retirement.
We live in the country in Joyfield Twp.
I already own my home
All of these are barriers in all communities if one doesn't have enough money
I already own a home in Benzonia and don't need a second home right now.
I'm interested in mixed community housing
I own a home and take great pride in its appearance. Wish there was an city ordinance/ fine for the people that don't take care of their property.

11. If affordable and quality housing was available, would you want to live in the Frankfort area?

315 responses

Yes 83.5% No 16.5%

Yes 263

No 52

12. Any further suggestions or comments to help us improve the community's housing situation

166 responses

The need is clear for affordable housing and housing apparently that don't have a lot of gov strings attached. (2)

The lack of affordable, available workforce housing is a growing crisis.

stop the Air BnB's from destroying the residential character of Frankfort-Elberta

We need the State Legislature to change laws to allow for creative local solutions to a housing issue that is at a crisis level and growing. The people, especially the older retirees, who are in a position to enjoy their lives in this community need to awaken to the problems our remaining families face every day trying to survive here 365 days a year. The services they provide are critical to enjoying our lives here,. We all need to work together, think outside the box in a creative effort to solve the problems all of us face. Never give up. Too many already have it seems.

I can see a need of more affordable housing in the Frankfort area.

The lack of child care options, and affordable housing (houses that are not run-down money sinks) in the area is a real problem.

Mandating subsidized housing lowers property values and is unfair to current residence.

Fewer seasonal rentals! Keep housing available for year round citizens.

No low income housing

I own my own home but I know many are unable to find affordable housing here

The current low/affordable income housing is not available to all people. You need a high credit score to get into the affordable housing. Many do not own their own home due to credit problems and they need to rent but don't qualify to live there. Many of the low income units are filled with people that moved to Frankfort when the housing by the Shell Station opened up.....in other words the new units by the Shell do not house many local working and/or low income people. I hope we don't build more housing near Gateway Hill that does not accommodate people already living here that are in need of quality housing.

this is a bogus servay. I would suggest consulting a someone expearienced in writing servay's and resubmitting.

Allow tiny houses

need living wage paid then housing will be affordable

Need an apartment building in town

cost

Remove outhouse build new public bathroom on public beach.Utilize existing structure such as art gallery

I don't see a way. locals (especially young people) can't compete with the prices out of towers are willing to pay for local housing. Renting houses just for the summer is so lucrative, people don't bother renting to locals year round. Frankfort is turning into just another tourist town with junky stores and and no room for locals, everything about it is geared to tourists.

I want Frankfort to grow on all economic levels as well as lower income. We need a middle class and more stable yearly employment paying enough to live on and grow a family. Child care so that working parents can have safe adequate and secure child care.

We need good paying job opportunities for young families. As a water community, we don't have a modern boatyard/marina. There is an opportunity for year around employment. The next useful facilities are in Onekama and Northport.

Tiny homes for seniors and people who are going to retire who have only social security, widows, etc.

We bought our home in Benzonia because homes in Frankfort were too expensive. As wife to a business owner, I heard the problems of finding enough employees and know this problem is perpetuated by many things including lack of housing in the area. I believe there are many in the community that are willing to help solve this problem in any way - small or large - that they can. I teach in Frankfort and affordable housing is difficult for families to find. Jobs that pay enough for families to afford a home are a major shortage as well.

The purpose of this survey should be beneficial to the community. However, it also could be slanted toward those with the intentions of developing subsidized housing - to their profit. Frankfort needs no more housing of this type.

Please: Lower year round expenses for city year round residents. High taxes, water/sewer etc. Just my humble opinion, no offense

Say no to subsidized housing!

Have no desire to move to Frankfort

Support the seasonal owner community

Are there enough jobs in Frankfort (year-round) that we have a housing problem? Or is this a seasonal problem? (summer only)?

#9: Tiny house. #11: I love living and working in Frankfort. #12: I would like to attend meetings on housing. I am very interested in this. I would love to own a small house in Frankfort. (I have contact info @ City Hall - Shannon)

No more subsidized housing. It encourages people not to work and to depend on those who do work. I have often worked more than one job but have never asked for others to work so that I could be housed! Those who built/own these buildings are the winners of a guarantee return from those of us who work and pay taxes. Stop dependence!

Don't be so expensive

#9: Market rate intended for year round residents

Don't "close the door" at the arch

#11: I would love to live here to rent. #12: We have low income housing and those people don't work. We need affordable rental apartments and homes for the middle to low who work. 1 subsidized for seniors, 1 complete for moderate income people who work & live in Frankfort. What would happen if funds were available to buy and then fix up (perhaps as a h. school lab school - sell and use profits to buy another house(s) to re-fix etc???)

Elberta & east of Frankfort should be developed with smallish single family homes & duplexes

Allowing absentee owners to operate short term rentals in a residential zone violates the rights of neighbors. The children of visitors here for a week or less won't be wanting to work here. This should only be allowed in commercial zones. Rather than the city investing in boondoggles like the proposed community resource center, it should develop housing for its workers before Frankfort isn't a destination anymore.

Provide landlords with a list of approved renters that have been vetted by the housing council

Affordable housing should be a priority in order to attract and keep young people and families in the area for employment and a growing community

#11: No, but only because I work in Benzonia & would prefer to live close. #12: There seems to be a lot of public misunderstanding about what "affordable housing" is, and the affect it will have on neighborhoods. There is a misconception that such residents would be undesirable. Maybe some form of awareness campaign/ads to show who would benefit, that being poor does not make you riff-raff.

+6 month (shorter leases)

#11: Yes and no, I love Frankfort, I just wish you didn't have to pay for water. #12: Beulah/Benzonia/Honor area, as well as the Frankfort community, need more affordable housing. Even in one of the areas, it would greatly help! A single mom doesn't have a lot of options.

No more low income housing

#11: Too many tourists. #12: Don't want or need any low income housing

No affordable housing - do not want in this area too many offered already

#9: single family homes priced \$150-200,000. #11: No. Frankfort (city) taxes are too high and too far of a commute to Traverse City. #12: As a realtor, it is very difficult finding housing for young professionals/working individuals to purchase in the \$150,000 - \$200,000 price range. I have a teacher & her husband qualified for up to \$170,000 and they can't find anything in Frankfort in their price range. As a result, they are now considering Interlochen.

#11: Frankfort is a great community for families, but if something isn't done to have families here, this area will die. #12: Daycare & jobs (other than seasonal jobs) are needed here and in Benzie Co. More affordable housing. Maybe the city could come up with incentives to help start daycares. I believe the city should work to find year round business to help families live here. Not just for the tourists. Also some way to cap the price of housing. 500 thousand to a million is ridiculous!

As a single mom, owning my own home would be great. I would love to have a stable environment for my kids.

Reg. short term rentals, limit short term rentals to one property per owner. (No one person or bus. owning multiple props), provide incentives for year round rentals.

We need more childcare options

#11: Yes, but NOT during the summer months. #12: Consider small housing needs in local zoning, low to moderate income housing in the county, affordable childcare for young families just starting out in Benzie County, promote industry and try to get more in the area, make it affordable for people to shop in the county rather than running to TC-Manistee or Cadillac, ensure that all areas of Benzie County can have access to natural gas, look at min wage pay in the county, if tourism is going to be our main industry, then promote it, senior housing needs for retirees.

More permanent rentals vs short term

#11: Too busy with tourists season

Affordable childcare is important along with affordable housing to encourage young families to choose this area as home.

#11: Own my own home. #12: There are so many single mothers in Benzonia and a lot of the surrounding counties it's hard to work and afford daycare. There are also no daycares, or at the very least, they have been on the decline.

#9: With 20 acres. #11: Not in town, too much for water & sewer bill

#11: Too many sex offenders, a lot of drugs in the community

More rental houses with doable rent for someone making \$30,000/year or less

#9: Single family homes in any price range

More affordable housing options for those who don't have great paying jobs. It's sad that if you are willing to work, you can't get assistance. But the welfare apartments across from Graceland, they don't work and get all the help they want.

There is a great need for affordable housing in this area. It is very scary having to always worry and wonder what will happen if lose my current living situation and just not having any options to consider moving to different housing.

#11: Yes, as this is where my children go to school and where I work.

#11: No, own home

Affordable housing must be available year-round, not just off-season

#11: Maybe not sure

#11: No, I own a home in Benzonia

More rent to owns or cheaper rentals

#11: Yes, it's a beautiful area, however it's just too expensive to live here. All around cost of living is too high. #12: Rent, utilities and property tax all need to be lowered. Most people in this area work at minimum wage jobs and rely on government funding to get by costing everybody more money in taxes and that tax money is not being spent wisely. It's sad when even making \$12.00/hour I cannot afford to live on my own. I need a roommate to help foot the bills.

#11: No, already own

#11: No, too many greedy city people. #12: Quit passing zoning ordinances that keep you from building to your wants and needs.

#11: Country is better, land is great to have no water bill, well water better

#11: No, my childcare and living situation is in same county now

Not everyone likes to live in an apartment

Bring in more low income housing, higher paying jobs

One problem I see, is homeowners rent home for winter season, then expect these families to move out for summer tourist to rent their homes at a high price. This leaves many families scrambling for housing. This is so wrong. Should be some sort of ordinance against that. Also better wages for all of us that stay year around. Larger daycare center to accommodate the families that stay here to work. If we had a larger daycare center to accommodate families in need, this would also create some jobs for our community that would be year-round positions. Have hours in daycare to accommodate those who work later hours. Also encourage families to apply for the Michigan Subsidy for daycare to help offset their cost for childcare expenses.

#10: Lack of employment opportunities: Year-round. #12: Frankfort relies on tourism for a great part of its economy. This is a part-time employment issue for many people. Tourism isn't going to happen in great numbers due to the winter weather. Bringing full time employment to the town would be very beneficial for housing costs.

As mentioned, I think it is very hard for young families (in their 20s & 30s) to buy in downtown Frankfort. I know of 3 families on our street who bought from family members or would not have been able. On Forest & Leelanau, only about 1 in 10 houses are year-round residents, which is very sad. Other smaller houses are being snatched up as seasonal, and those are the ones young families could actually afford. Sad.

#11: Close to work, great town. #12: Available, affordable housing is very hard to come by for working people especially on 1 income or retired single person.

#9: Moderate income...too many low income exist already. #12: Tax break to offer year-round rentals. (higher tax bracket for people that do summer rentals??)

#11: I prefer living in Bear Lake

#11: I prefer a non-tourist town

#9: Other, smaller minimum size. #11: Less gas expense and time. #12: Smaller land splits, smaller square foot for house.

#9: Need affordable housing for area wage. #12: We need affordable housing in this area to attract workers for area wages.

Affordable 3 bedroom, 2 bath houses, modern & efficient would be great!

Please do not bus people in from city's downstate! (You know what I mean)

Pay higher wages to workers

Better paying jobs. If people had the money to spend, they will spend it. Low wages cause the economic machine to slow then eventually stop.

#11: Prefer to live "out" of town." #12: Affordable housing needs to address needs of "local" folks!!

#11: I don't know, maybe, maybe not.

Lowering property taxes within the city limits.

#9: Other: Homes \$150,000-\$200,000. #12: We need houses that younger families can afford!
Enough million \$ cottage.

#11: I live on East Bay on Old Mission Peninsula

#11: Yes, great place to bring up a family. #12: No low income housing, please!

When I first moved here, it was next to impossible to find a home to rent during the school year & there was no year-round rental available.

#11: No, Frankfort is gorgeous as it is. #12: We love our town as it is.

#11: No, just bought a home 2 years ago

#9: Subsidized housing for low to moderate... NO!!!

No more subsidized housing

#9: Other: Single family homes for \$130k - \$200k. #11: No, my family is content with our home.

#12: It seems like we already have a large quantity of low-income/subsidized housing available here compared to other communities that are similar to Frankfort.

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