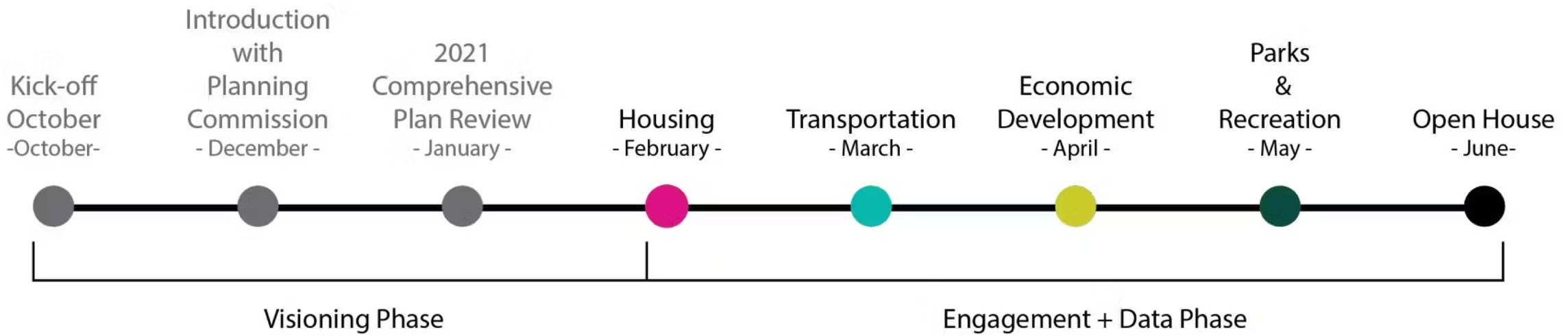
Lathrup Village 2026 Comprehensive Plan Update | Housing

February 17, 2026

giffels webster

3

Comprehensive Plan Spring Timeline



Overview

- 2021 Comprehensive plan + purpose of the module
- Module presentation:
  - Existing conditions
  - Interactive discussion on housing topics and scenarios

2021 Goal on Housing

- “Attractive, safe, quiet, and well-maintained neighborhoods; a diversified range of housing for people of all ages and abilities; and active neighborhoods that promote community connectedness.”
- Objectives:
  - Encourage maintenance of and reinvestment in existing neighborhoods.
  - Ensure that infill redeveloped residential properties are compatible with the surrounding area and adjacent parcels.
  - Provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.
  - Support neighborhoods by improving walkability and access to goods and services.

2

Do you feel that the housing objectives from the 2021 Comprehensive Plan still relevant to today's housing needs?

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Existing Conditions

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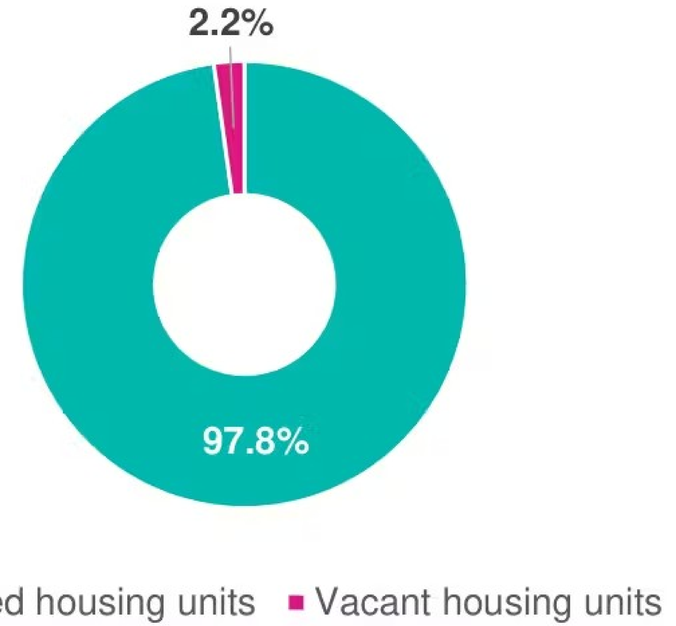
Components of Housing Data

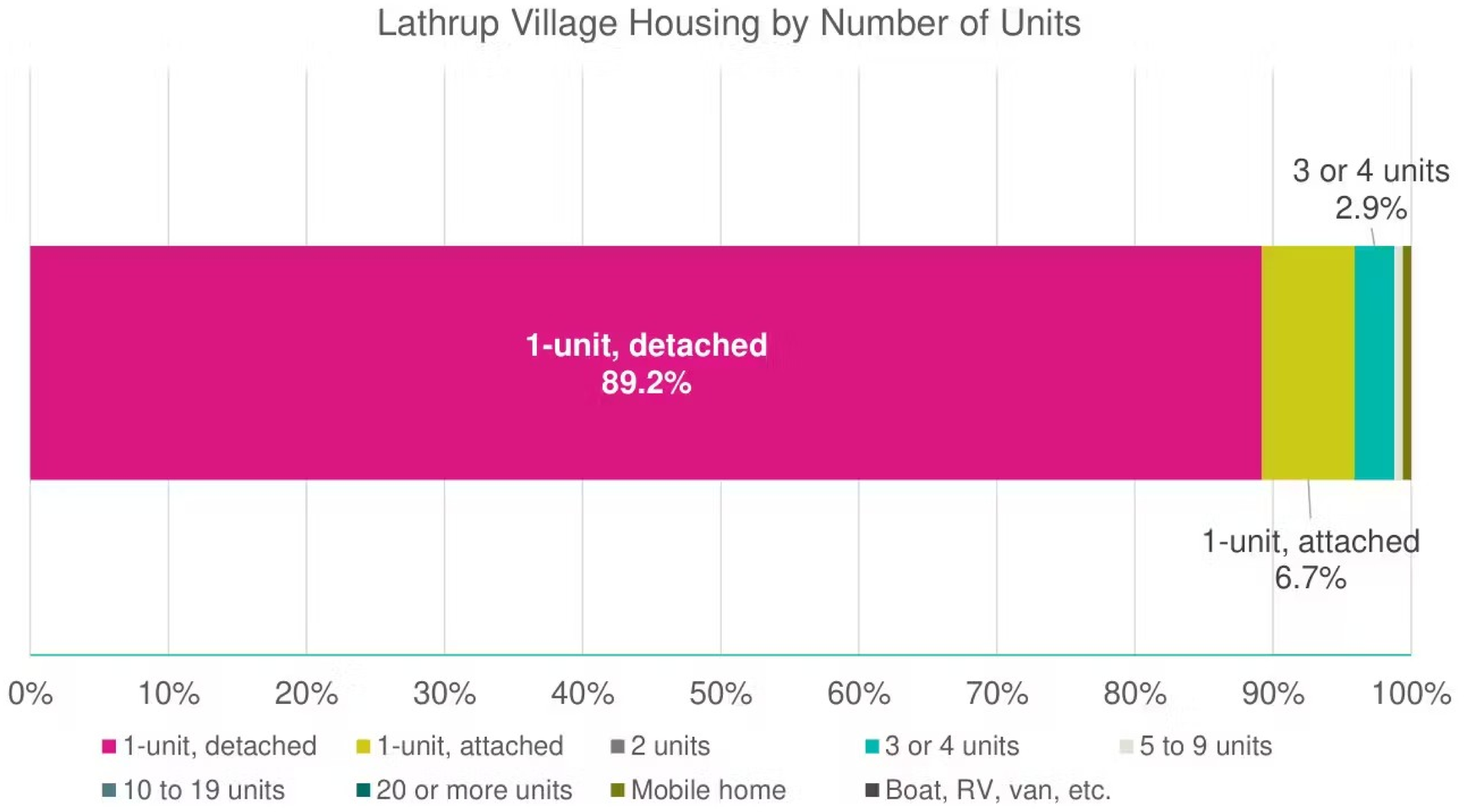
- Physical Structure
- People & Households
- Cost & Affordability

Existing Conditions – Housing Stock

1,587 Housing Units



Existing Conditions – Housing Stock



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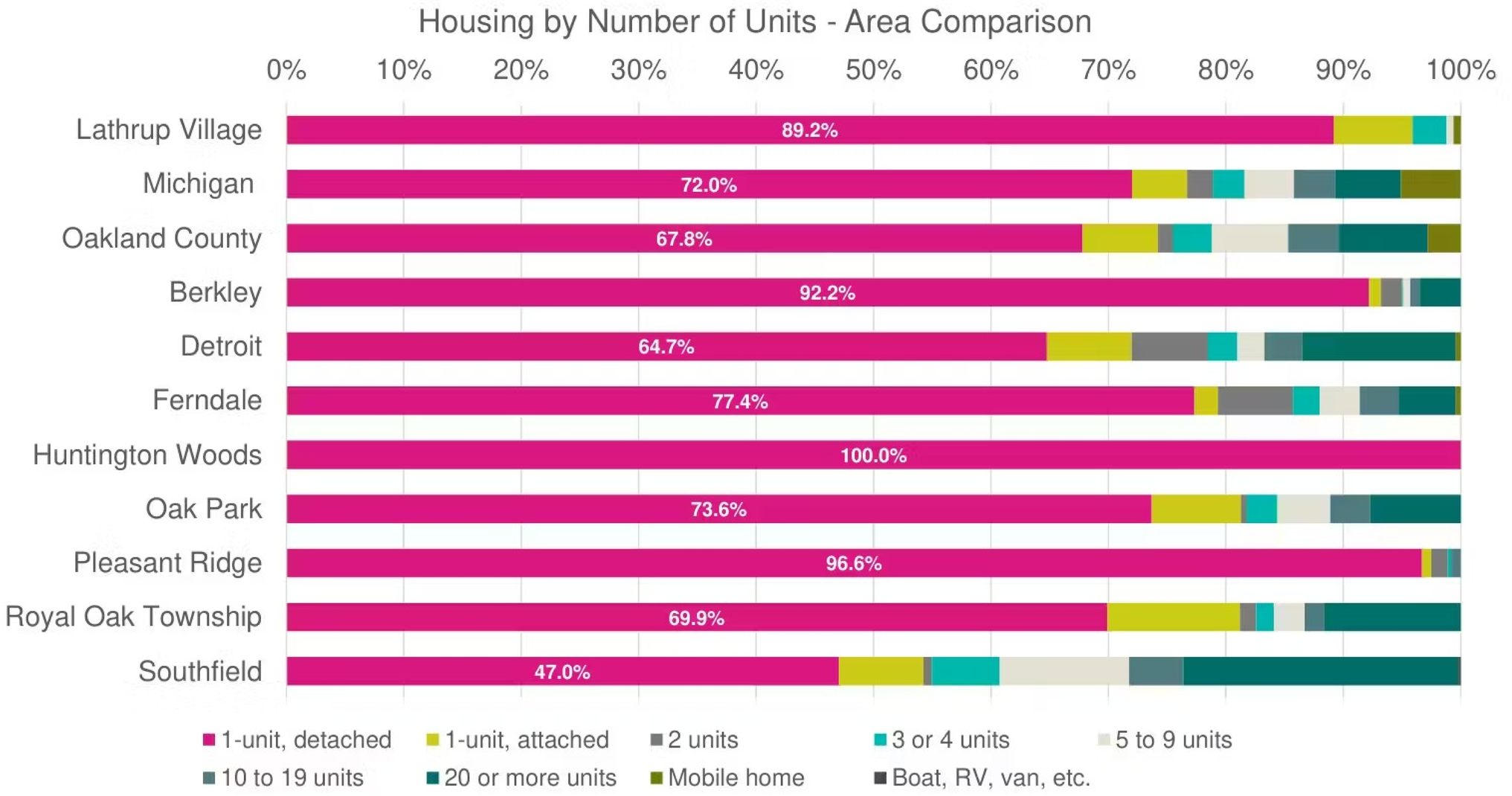

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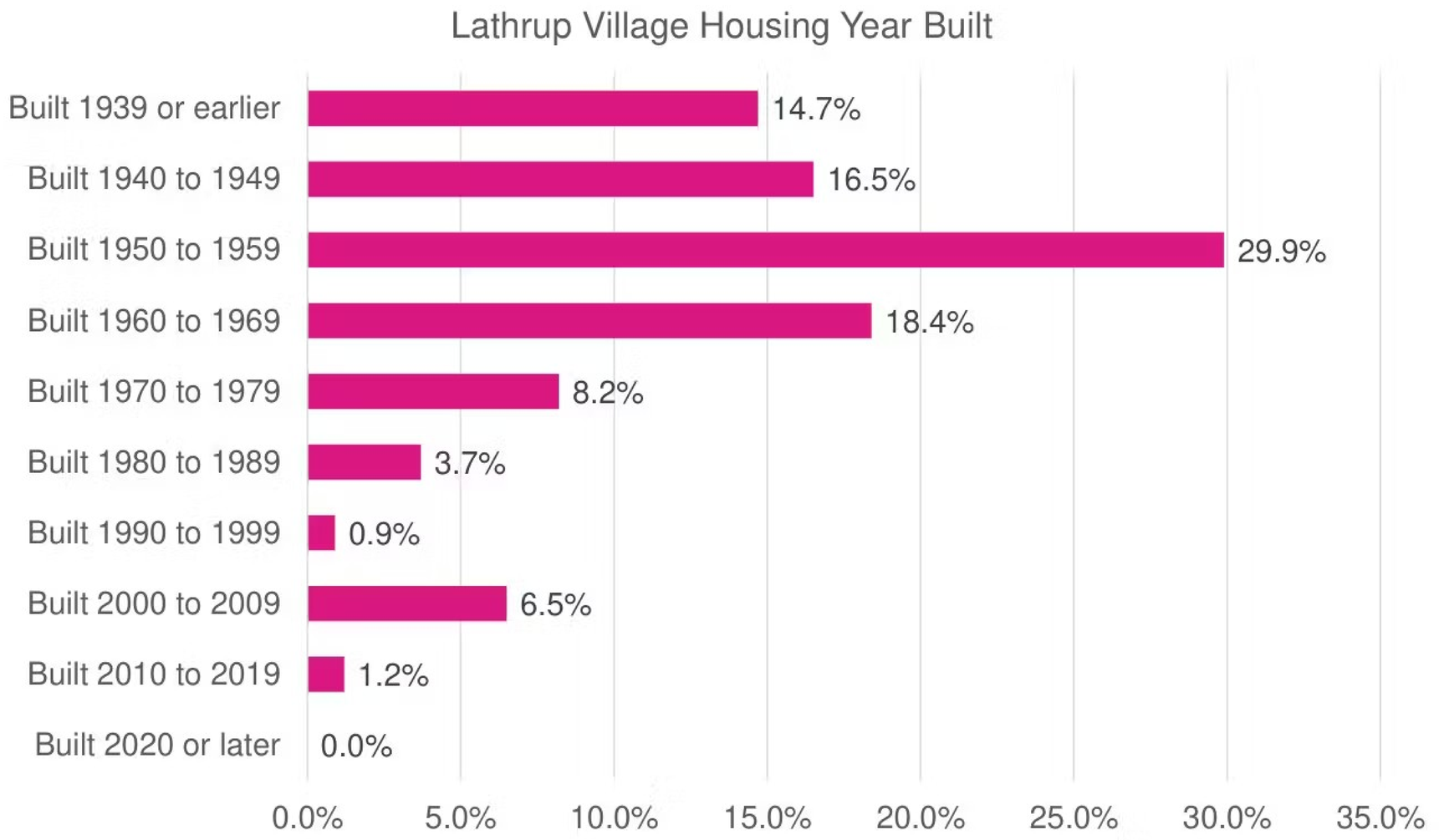

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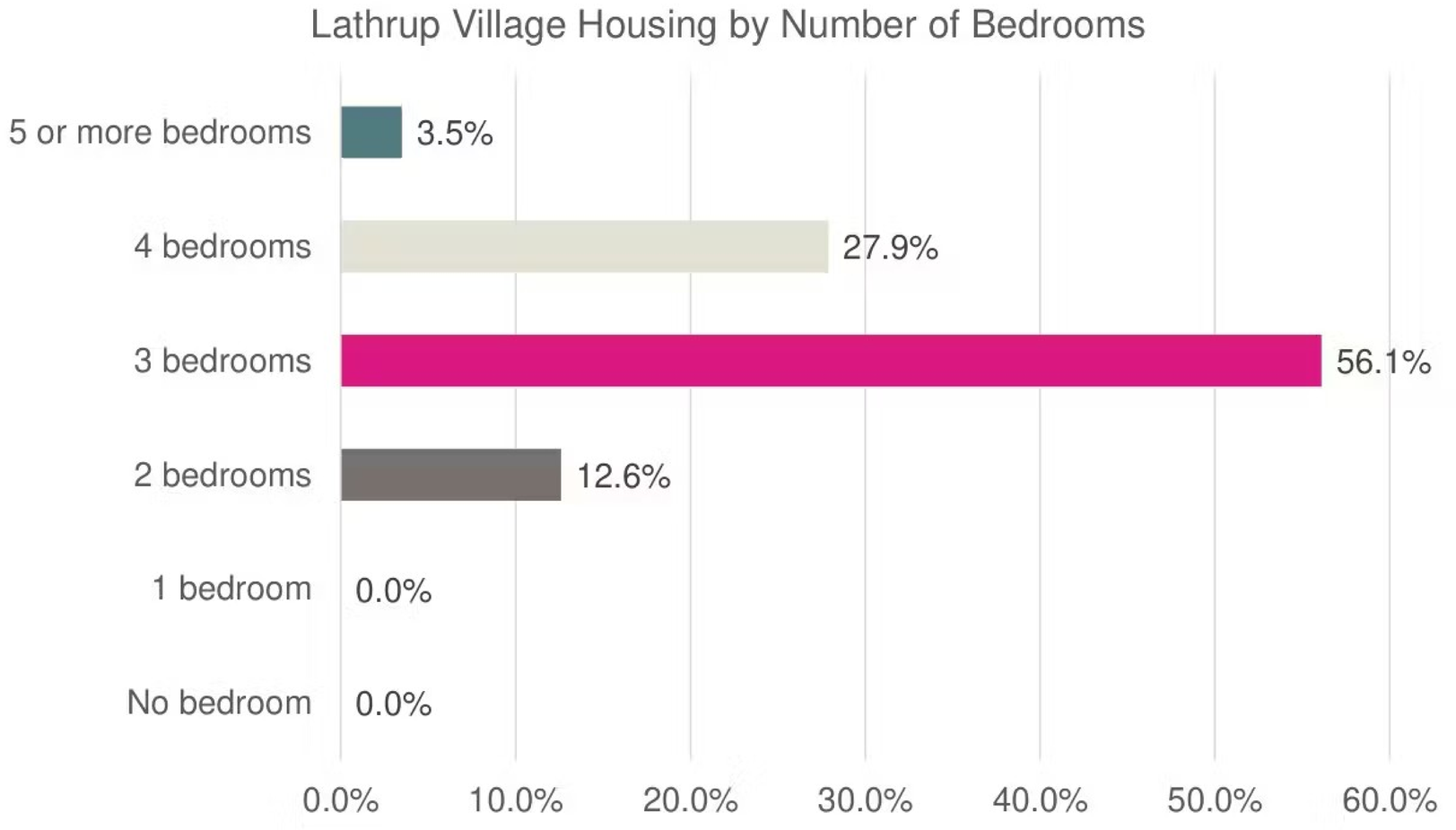

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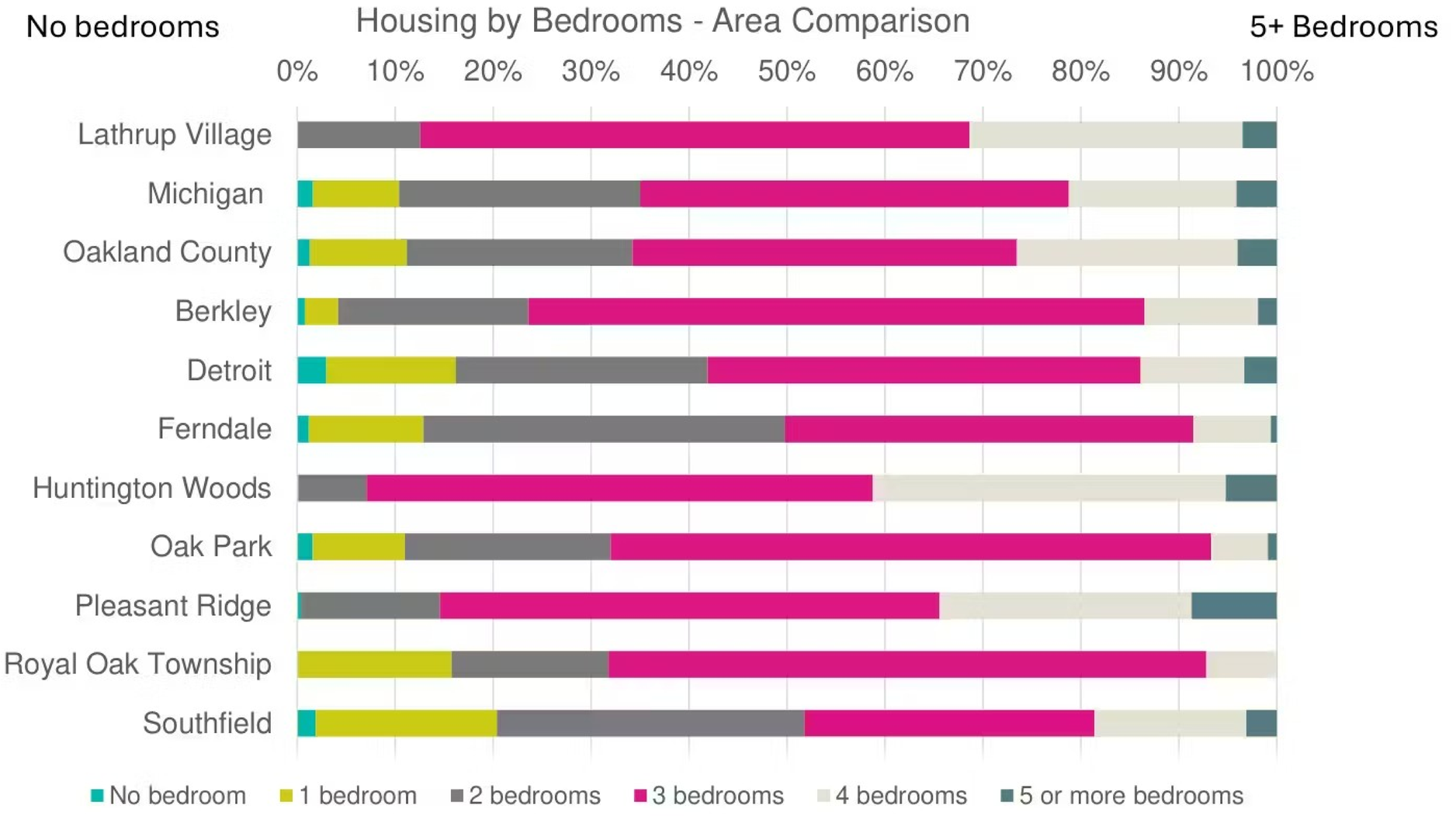
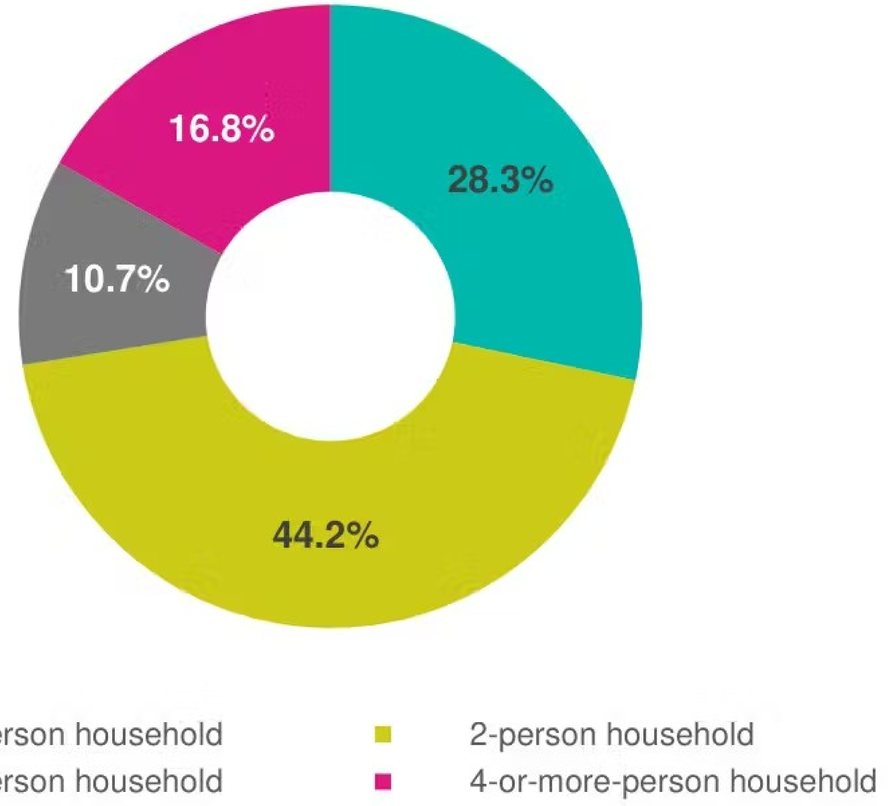
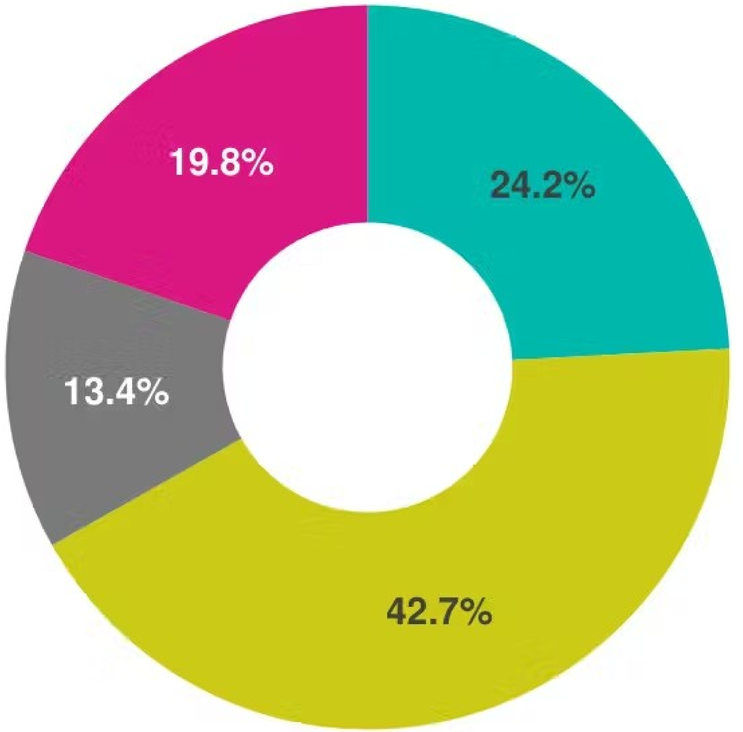


Existing Conditions - Households

Number of People in Household (2010)



Number of People in Household (2023)



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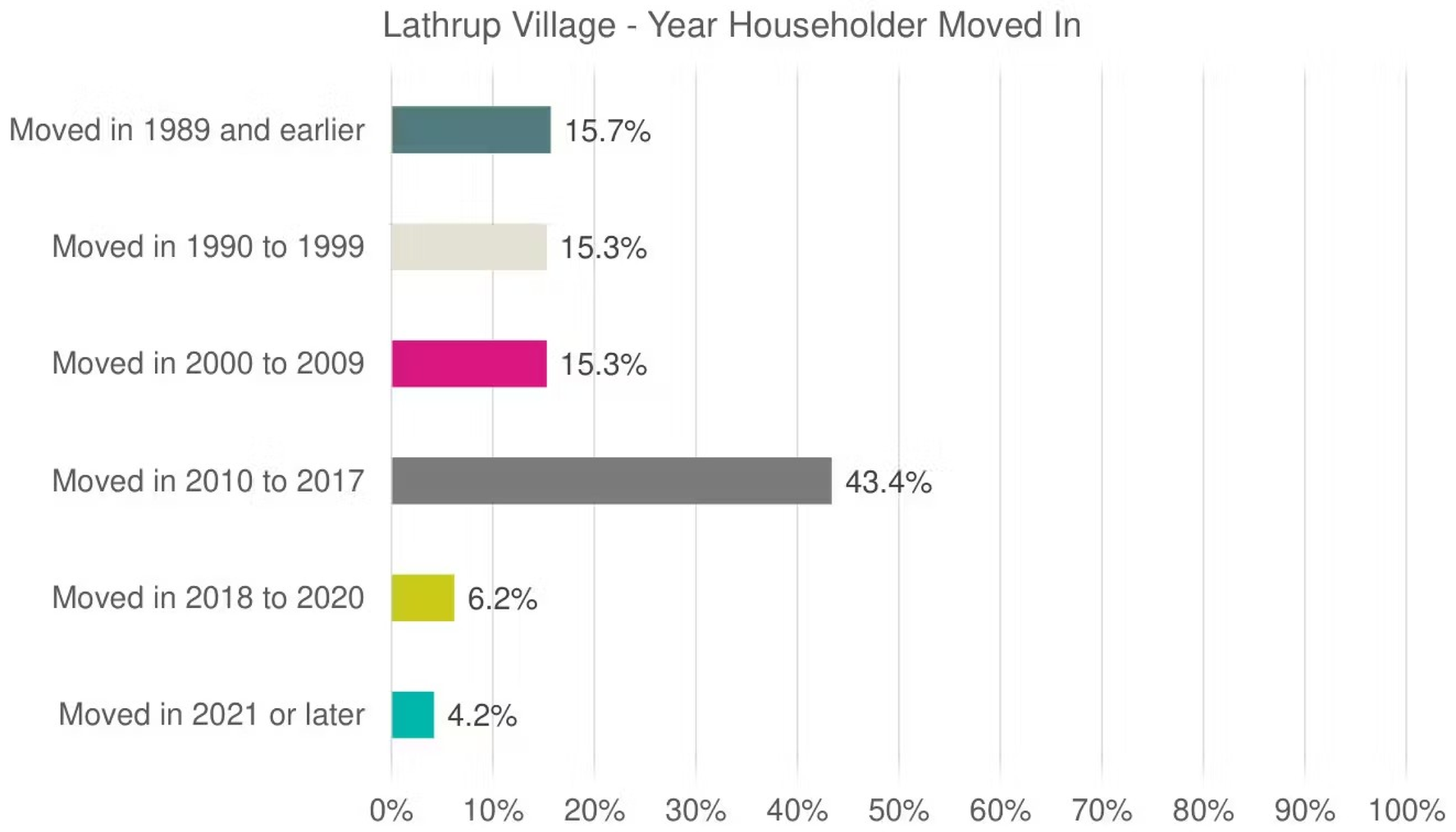

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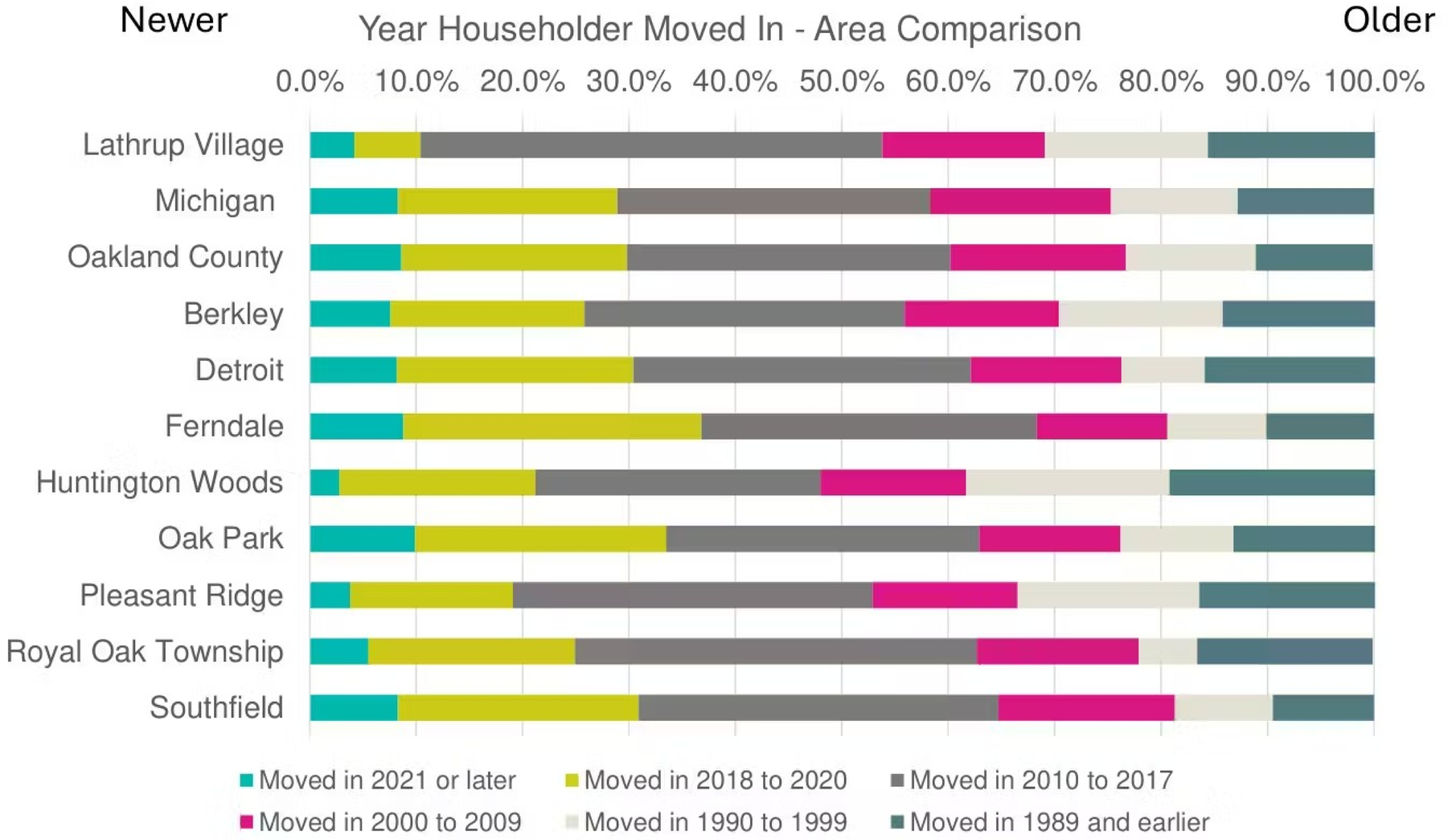


Affordable Housing

- The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as “housing that costs no more than 30% of a household’s gross income, including utilities”.
- Households spending more than 30% of their income on housing are considered cost-burdened, and those spending more than 35% are considered severely cost-burdened.

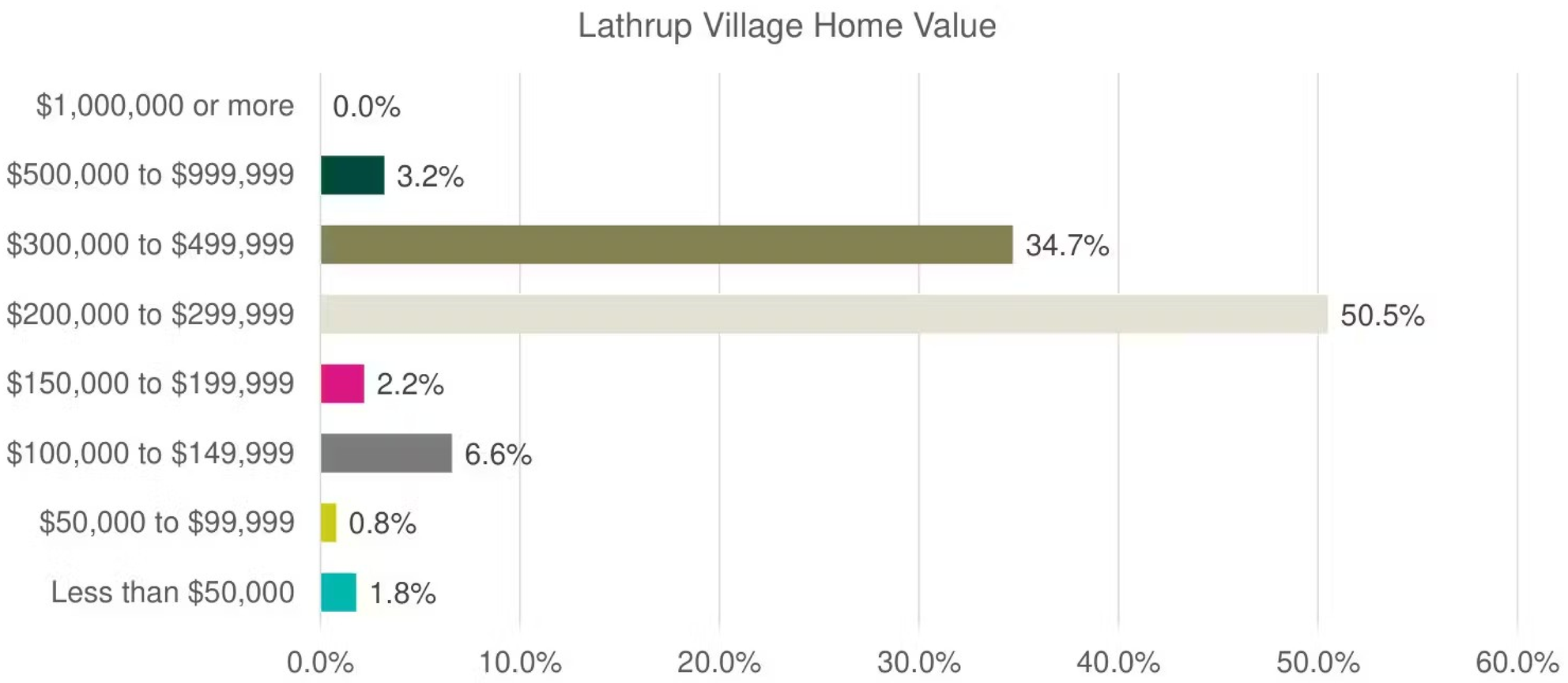
Attainable Housing

- Housing is often considered attainable if it is affordable to those making 80-120% of an area's median (family) income.
- The 2025 reported median family income for Oakland County is $101,000.
- The attainable range for a family of 4 is $2,020 - $3,030 per month.
- The attainable range for a family of 2 is $1,616 - $2,327 per month.

Source: HUD FY 2025 Income Limits for Detroit-Warren-Livonia Metro FMR Area (FY 2025 Income Limits Documentation System -- Summary for Oakland County, Michigan)

Existing Conditions - Affordability

Lathrup Village Median Home Value - $270,900



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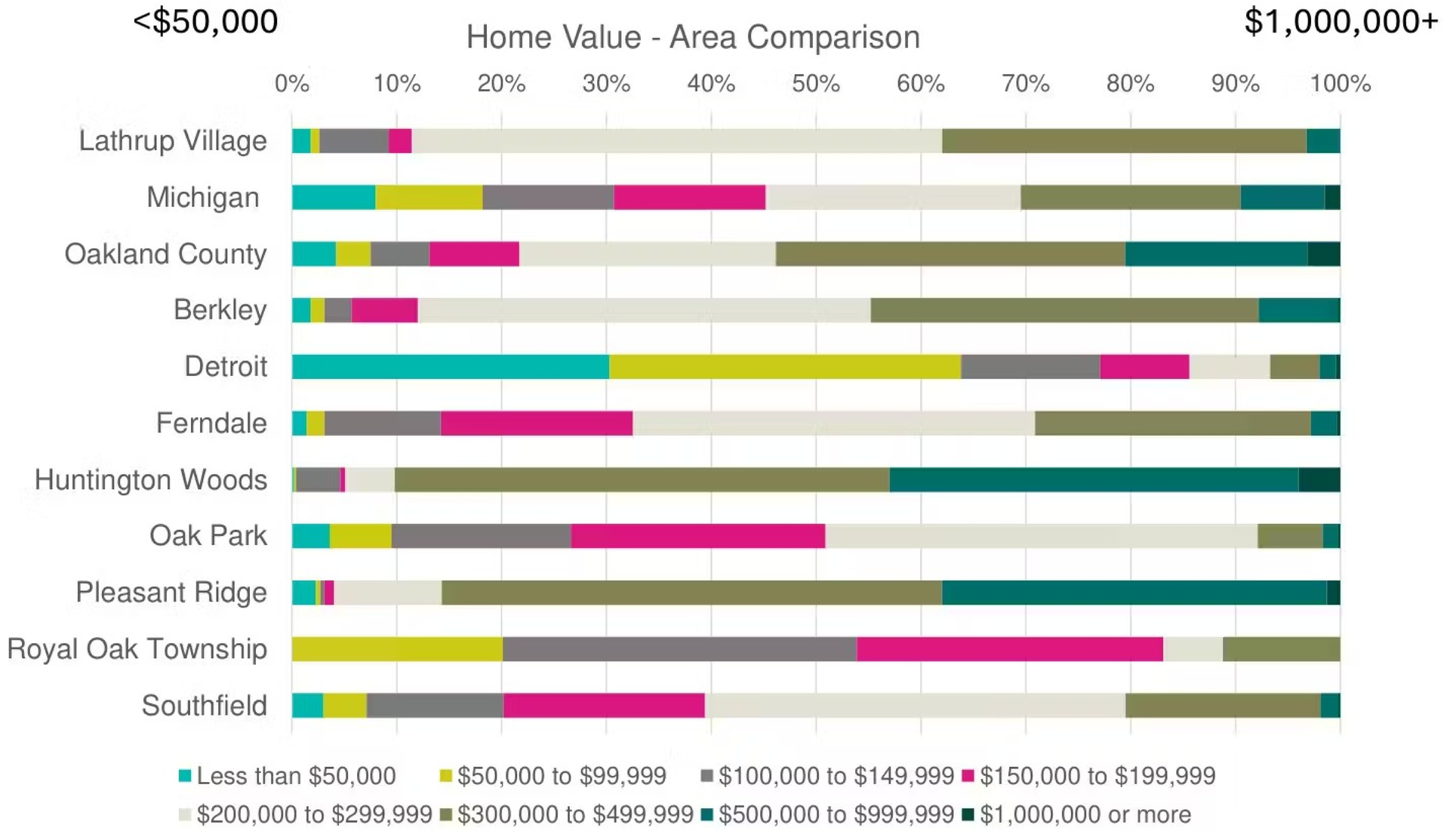

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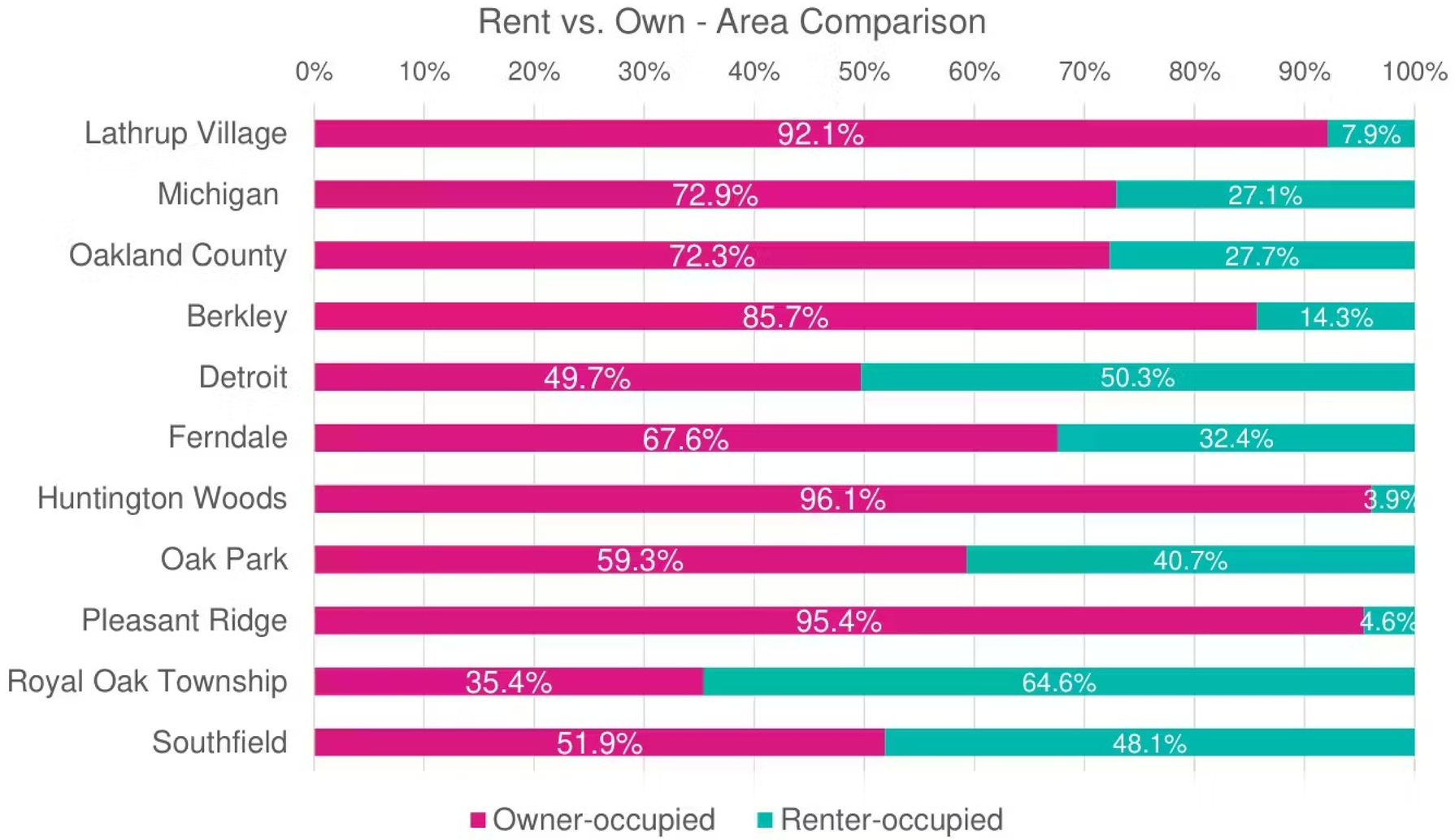
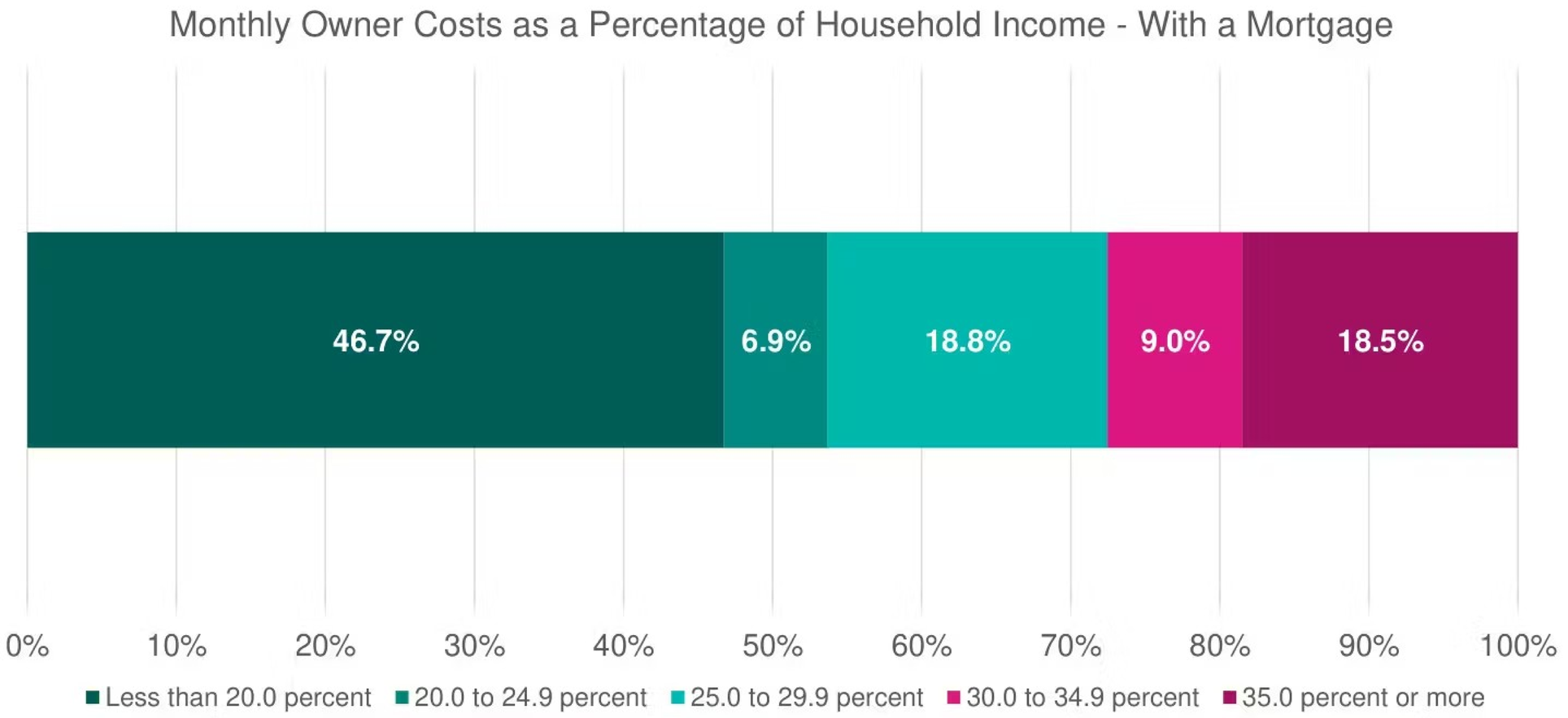
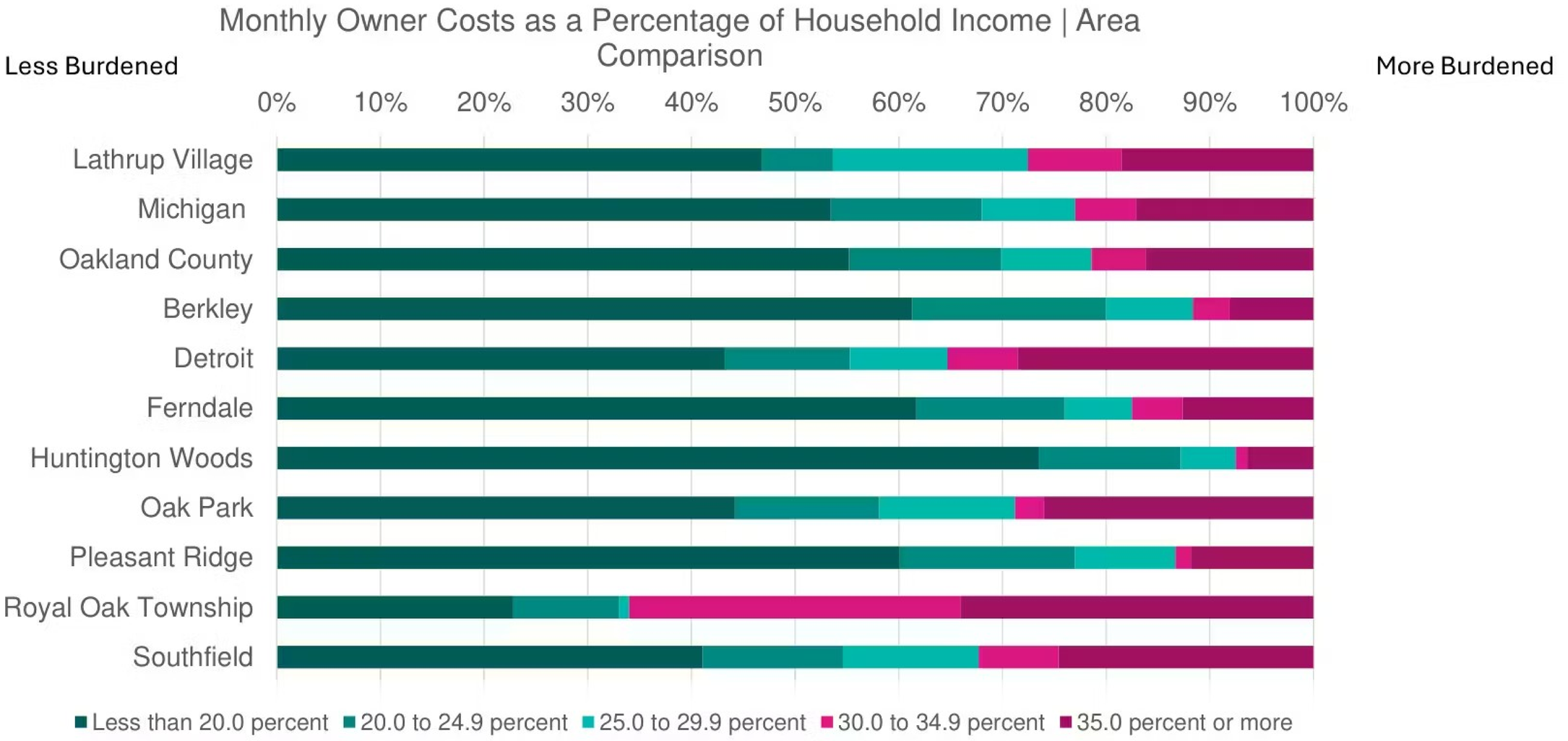


Existing Conditions - Affordability

Lathrup Village Median Monthly Owner Costs - $1846

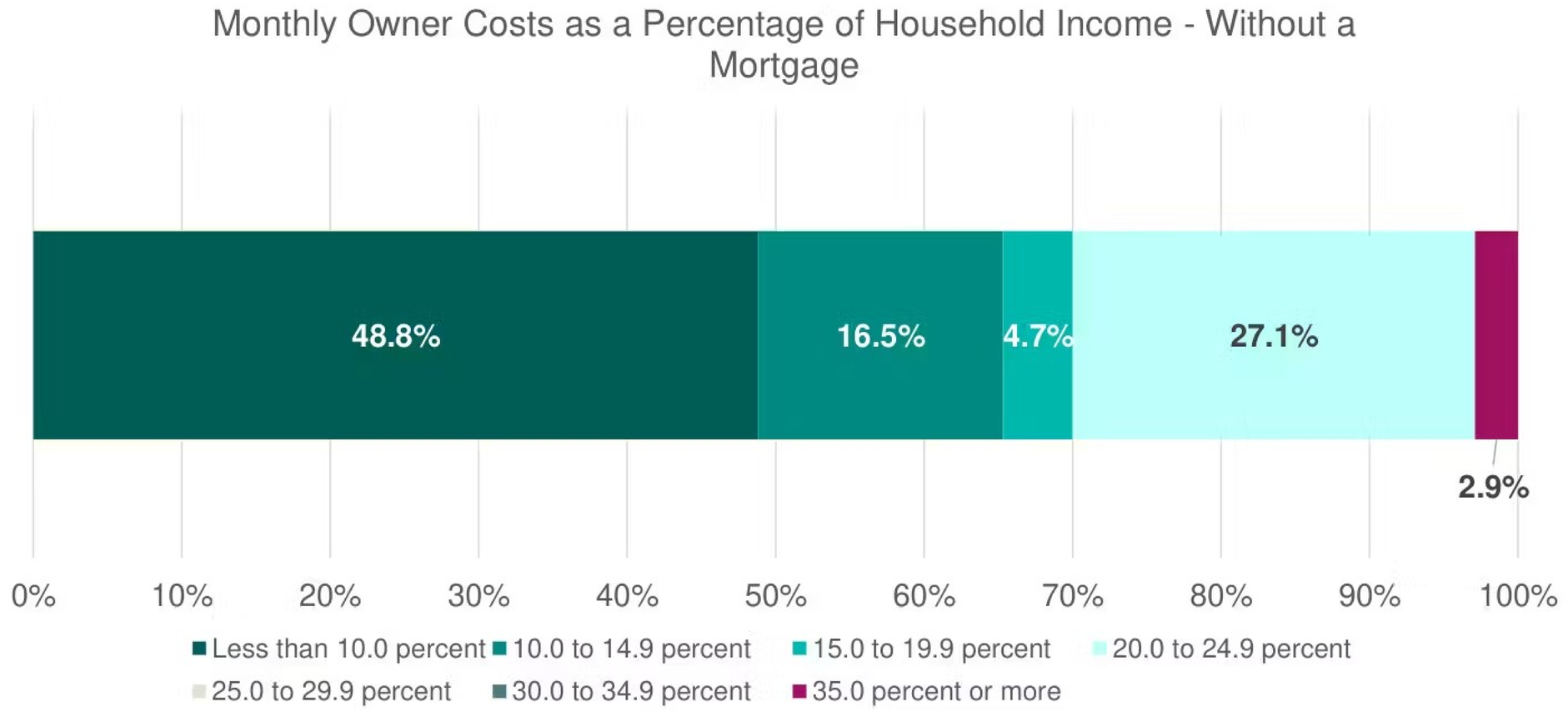


Existing Conditions - Affordability



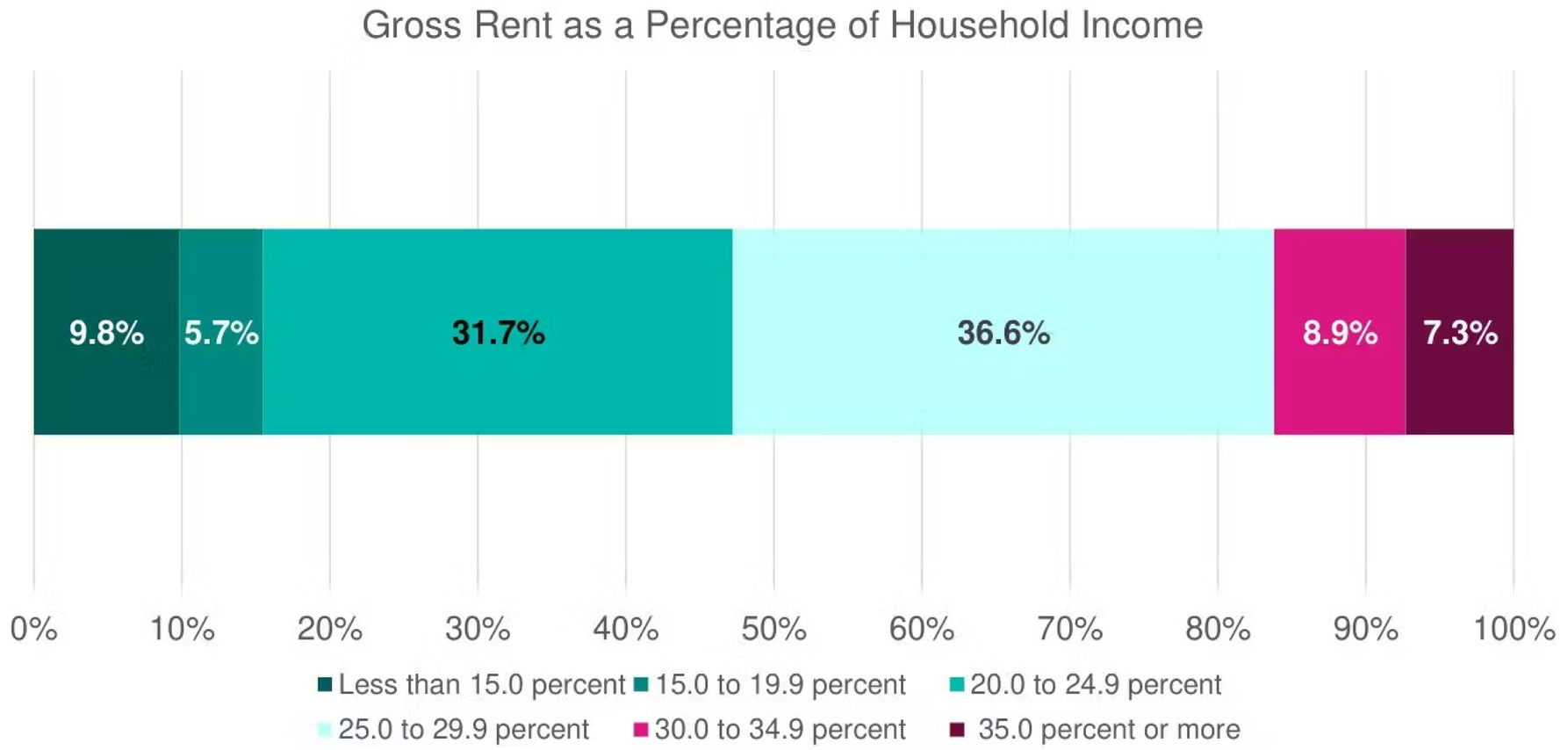
Existing Conditions - Affordability

Lathrup Village Median Monthly Owner Costs Without a Mortgage - $850

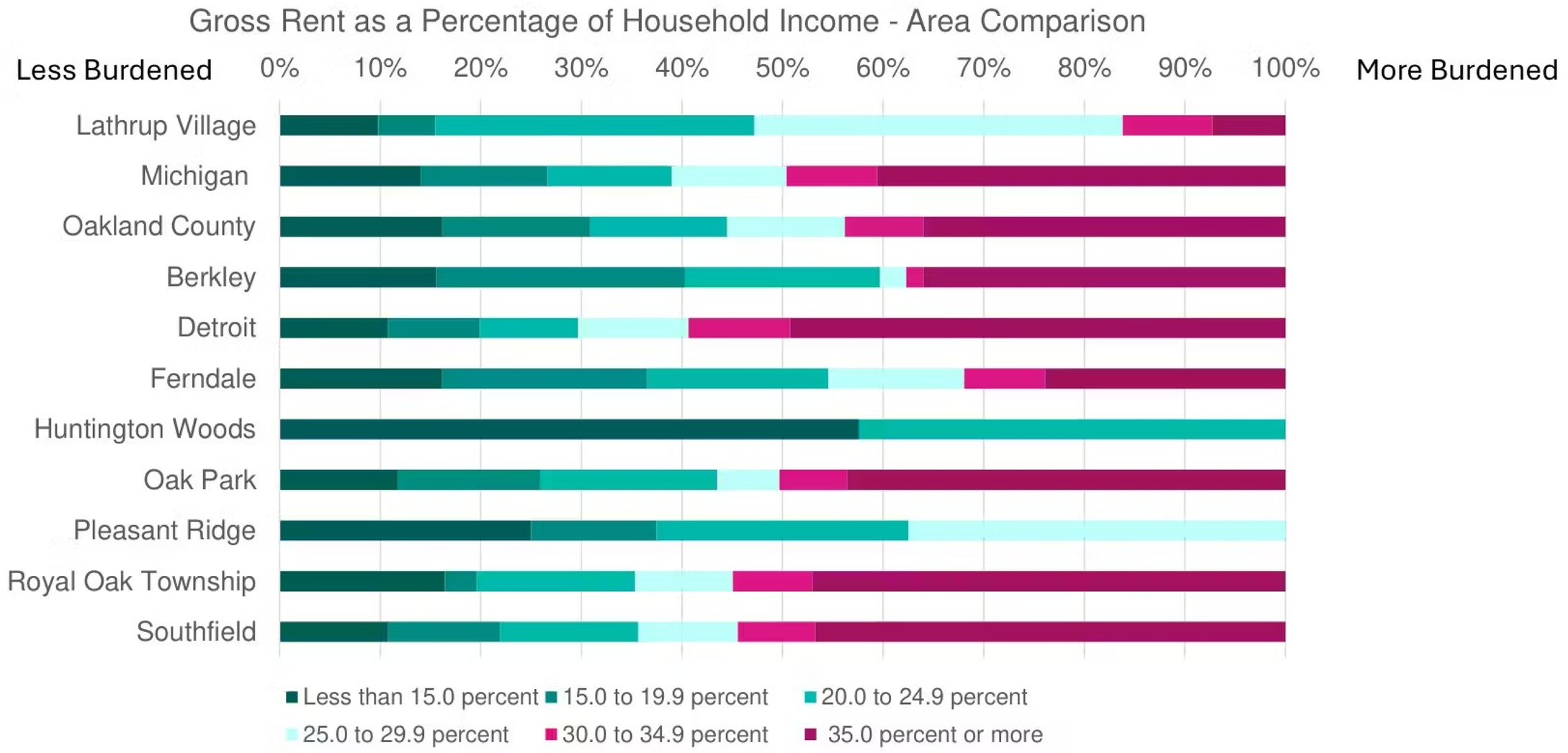


Existing Conditions - Affordability

Lathrup Village Median Gross Rent - $1,497 / month



Existing Conditions



Housing Discussion

Planning Best Practices – What are key organizations/agencies saying about housing?

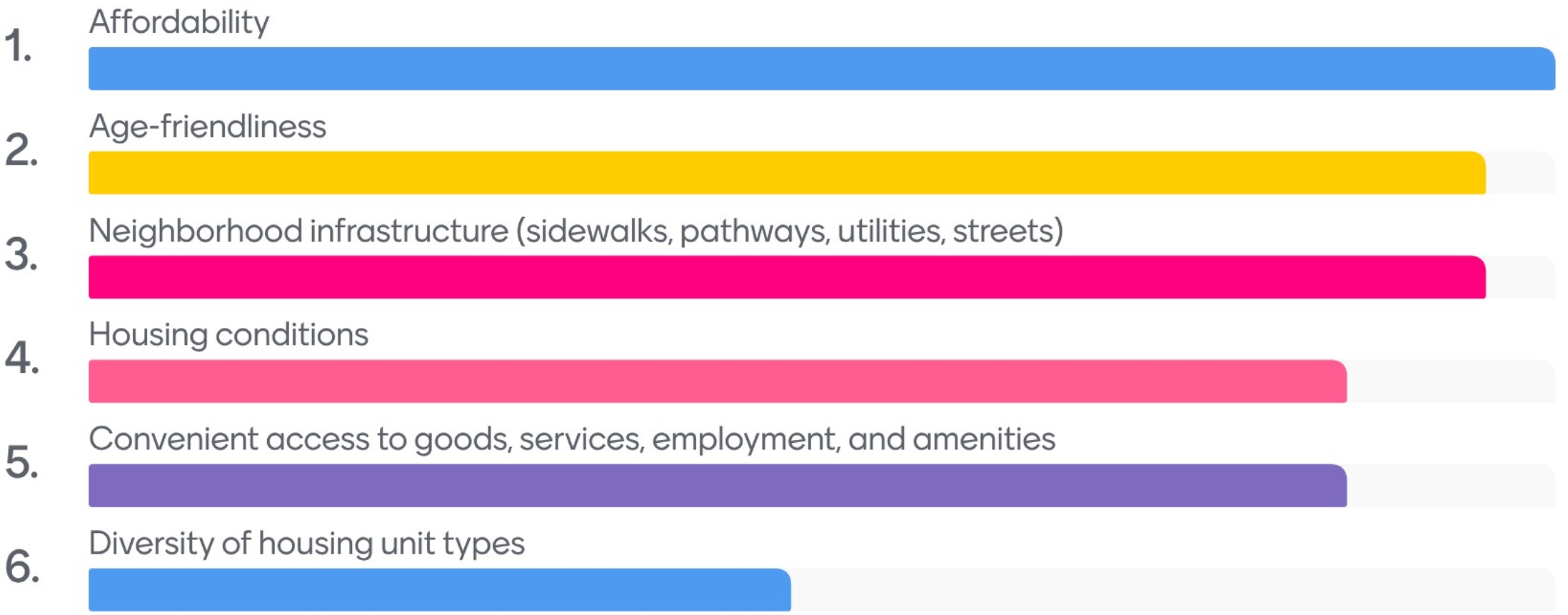
"Our state needs 75,000 new or rehabilitated housing units added in the next five years, with at least 39,000 of those affordable rental units and at 21,500 of those market-rate units" – ***Michigan's Statewide Housing Plan***

"Modifying local regulations to increase housing supply and choice is one way to improve livability and ensure that all people in Michigan have a place to call home" – ***Michigan Association of Planning's Zoning Reform Toolkit***

"One option for what we need again is, in fact, hidden in plain sight, in the form of these multi-family housing solutions to age old housing needs." – ***Michigan Municipal League's Pattern Book Homes for 21st Century Michigan***

In one or two words, how would you define or describe your neighborhood in Lathrup Village?

Housing Priorities Activity: Rank the list of housing-related concerns in the order of most pressing (important) to least pressing.



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Do residents have the means and opportunity to continue to live here as they age? Is housing attainable, accessible, and safe for older residents?

Yes

Yes, if they can afford to update their homes

These houses are what they are.

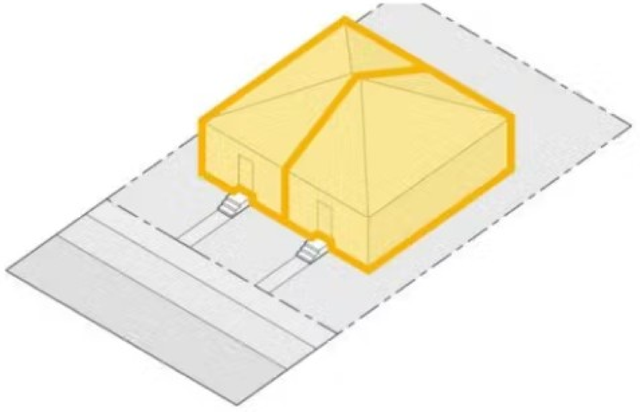
No if taxes and other costs continue to rise

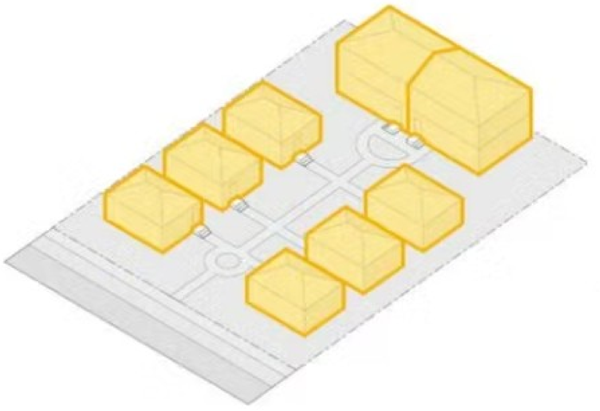
Many may stay in their homes, but with few ranches they face issues with stairs. I wish there were more options for our aging community.

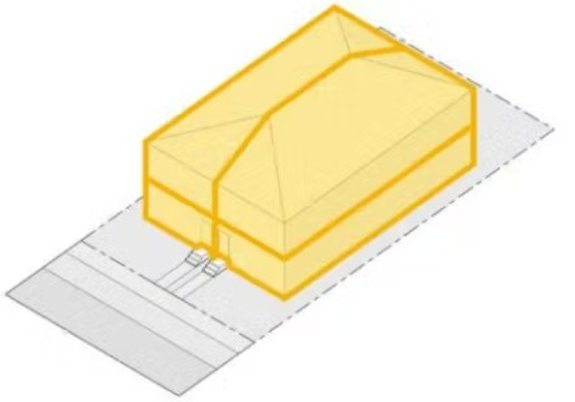
Yes, it is less expensive since to stay than to go

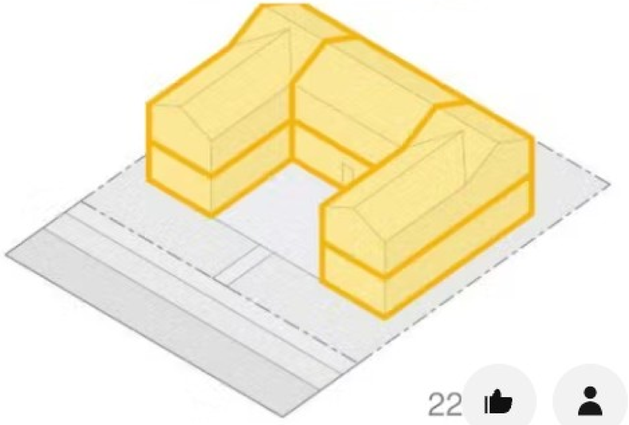
Planning Best Practices

Housing Typologies: Missing Middle









Source: Opticos Design, Inc.

Planning Best Practices

Housing Typologies: Single-Family – Relaxation of Dimensional Requirements

Image sources: Google

Planning Best Practices

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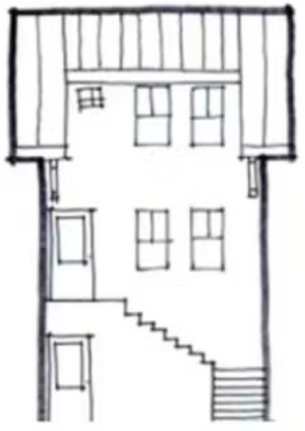
Housing Typologies: Missing Middle

Pattern Book Homes for the 21st Century Michigan, by Michigan Municipal League (MML)



32 ft*
Building Width

1,728 ft²
Total Floor Area

768 ft²
Total Footprint

36 ft*
Building Depth

Planning Best Practices

Recent Trends in Other Communities: Cottage Courts

East Greenwich, RI		
City Population	**Site Size**	**Site Density**
14,573	0.85 acres	18 units/acre

Planning Best Practices

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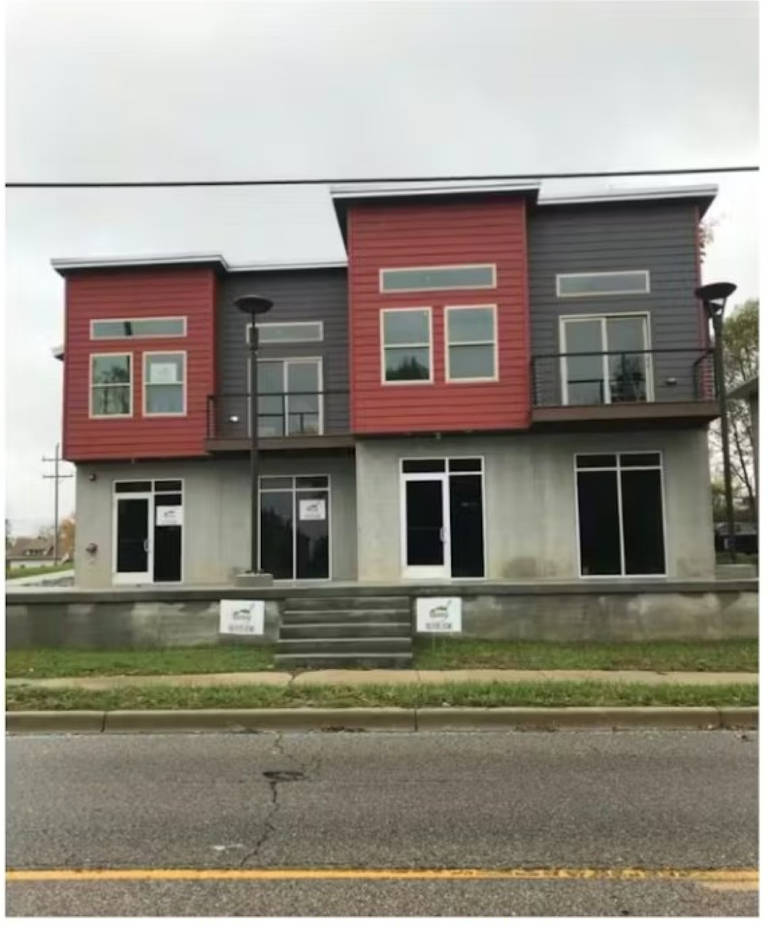
Housing Typologies: Missing Middle

Pattern Book Homes for the 21st Century Michigan, by Michigan Municipal League (MML)

Planning Best Practices

Housing Typologies: Missing Middle



Live-Work, **Flint**

Fourplexes, **Ferndale** Google

Duplexes, **Grand Rapids** Google

Which, if any, missing middle housing types are appropriate in Lathrup Village?

Accessory Dwelling Units

- Accessory Dwelling Units or ADU's are housing units that exist on the same lot as a primary residence.
- They can serve as a way of providing smaller or more flexible housing options that blend with the character of existing neighborhoods.

DETACHED ADU

BASEMENT ADU

GARAGE-CONVERSION ADU

AARP.org/ADUs

ATTACHED ADU

SECOND-STORY ADU

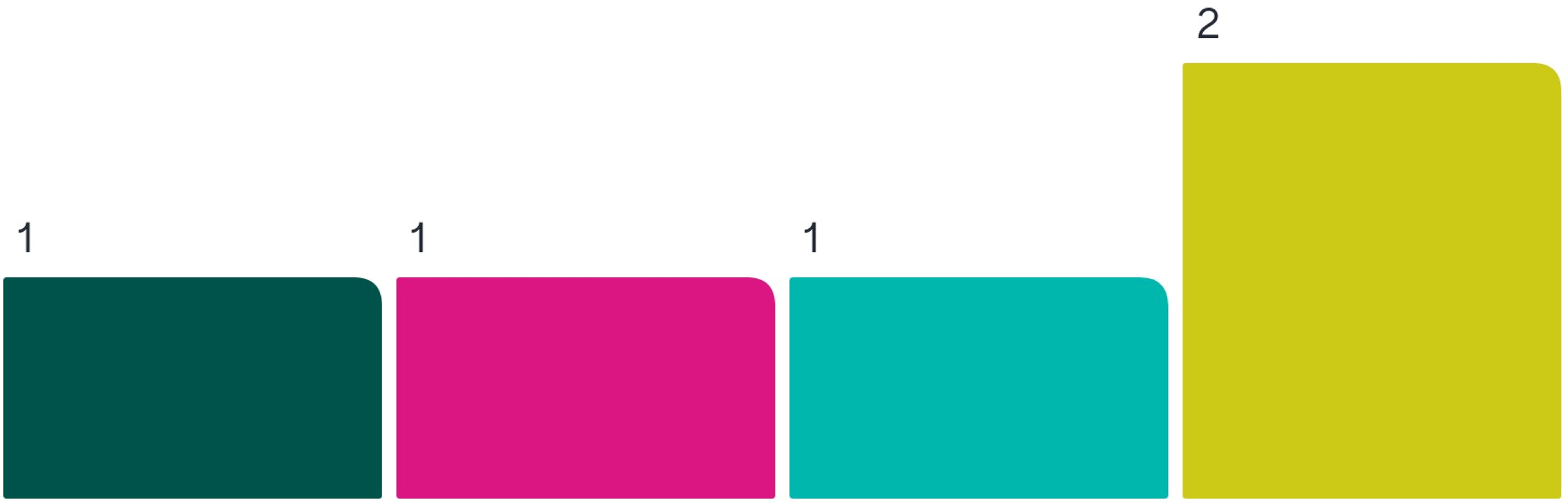
Source: The ABC's of ADUs by AARP (https://www.aarp.org/content/dam/aarp/livable-communities/housing/2022/ABCs%20of%20ADUs-web-singles-082222.pdf)

Accessory Dwelling Units

- The 2021 AARP Home and Community Preferences survey found that the top considerations for creating an ADU were to
  - Provide housing for relatives or friends (86%)
  - Provide housing for a loved one in need of care (86%)
  - Have a space for guests (82%)
  - Create a place for a caregiver to stay (74%)
  - Increase the value of their home (69%)
  - Feel safer by having someone living nearby (67%)
  - Earn extra income form renting to a tenant (63%)

Source: The ABC's of ADUs by AARP (https://www.aarp.org/content/dam/aarp/livable-communities/housing/2022/ABCs%20of%20ADUs-web-singles-082222.pdf)

Do you think accessory dwellings (ADUs) should be permitted in the city?



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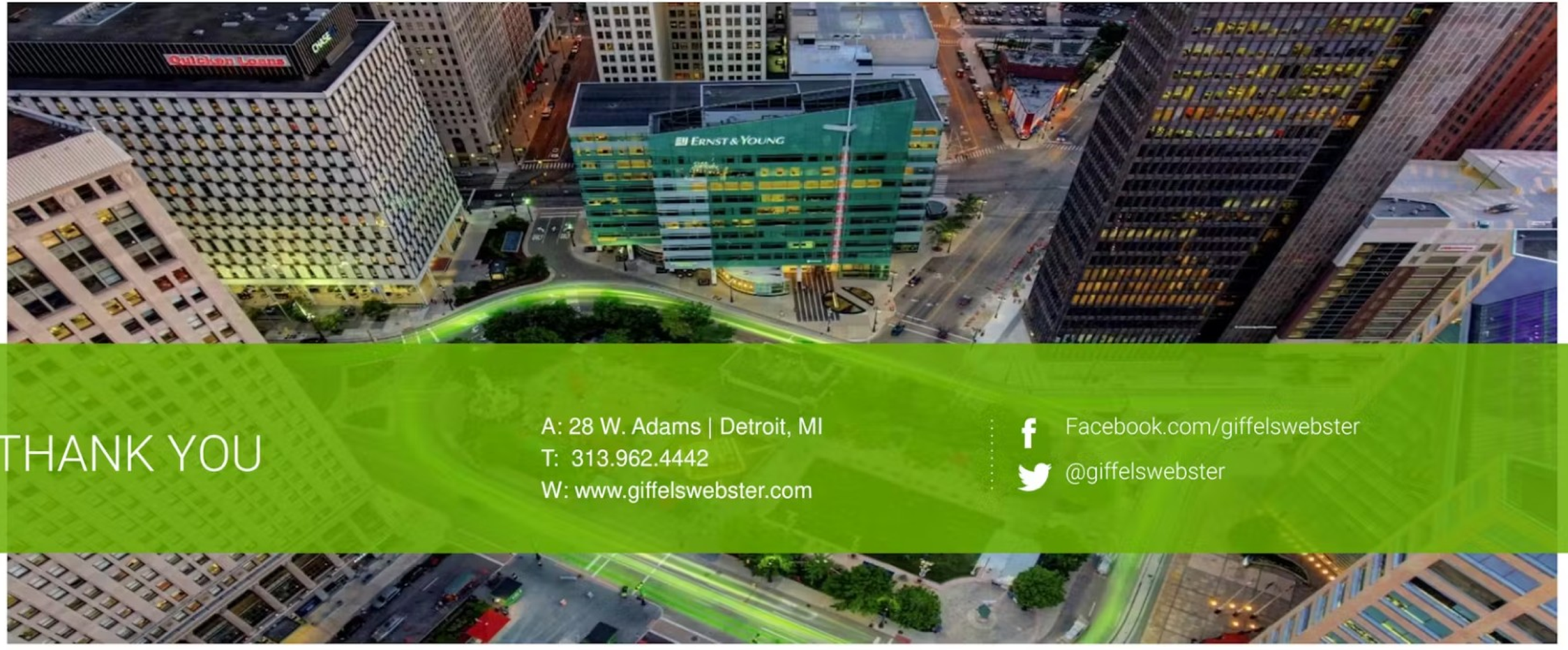
Breakout Session: What's working for housing and neighborhoods in Lathrup Village? What needs work? (20 minutes)



THANK YOU

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