

Leelanau County Housing Action Committee (HAC) Meeting

Date: Monday, March 20, 2023 at 3:00 PM
Location: Leelanau County Government Center
8527 E. Government Center Dr.
Suttons Bay MI 49682

*(Proceedings of the meeting are being recorded and are not the official record of the meeting;
the formally approved/accepted written copy of the minutes will be the official record of the meeting.)*

(Please silence any unnecessary cellular/electronic devices)

Draft Agenda

Call to Order

Proposed Agenda

Organizational Items

1. Identify 2023 Goals (2022 goals attached) *pg 2*

Public Comments

Staff Comments

Consideration of January 9, 2022 Minutes *pgs 3-6*

Old Business

1. Update: Delivery of MAP Toolkit to local planning commissions

Discussion / Action

1. Update on projects: Marek Rd., Habitat for Humanity, Peninsula Housing, other
2. Report on MSHDA partnership training held 3/13/23 in Traverse City
3. Other Business

Communication Items

Public Comments

Staff Comments

Member Comments/Chair Comments

Adjournment

2023 Members:

Lois Bahle
Frank Clements
Rick Foster
Phil Hallstedt
Melinda Lautner
Tony Lentych
Casey Noonan
John O'Neill
Sharon Oriel
Ty Wessell
Claire Wood
Steve Yoder

*Resource: Yarrow Brown
and Zach Hilyer, Housing
North*

2023 Goals

Leelanau County Housing Action Committee (HAC)

1. Promote the preservation of existing affordable homes and rental units, increase in new affordable homes and rental units, and limitations on STRs.
2. Explore opportunities to work with the Land Bank Authority, non-profits, farmers and developers for land acquisition and to promote the development of new housing (seasonal and year-round workforce, affordable, ag housing, etc.).
3. Prepare Public Forum pieces for publication in the Leelanau Enterprise, Leelanau Ticker and other media.
4. Act as advocates for dissemination of information to the community on agencies offering assistance with problems such as: foreclosure/eviction prevention, delinquent property taxes, housing repairs, etc.
5. Advocate for improved processes with the health department and state agencies to reduce time barriers on approvals.
6. Advocate for rural areas from state and local agencies, and local elected officials.
7. Present an annual update along with proposed or recommended actions to the County Board.
8. Continue partnership with Housing North, Peninsula Housing, Habitat for Humanity, Homestretch and all local partners.
9. Examine a funding mechanism to support non-profit housing, housing providers, developers, and community land trusts.

A regular meeting of the Leelanau County Housing Action Committee (HAC) was held on Monday, January 9, 2023 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 3:00 pm by Chair Lois Bahle.

ROLL CALL

Members Present: L. Bahle, F. Clements, R. Foster (3:04), T. Lentych
J. O'Neill, S. Oriel, T. Wessell, C. Wood

Members Absent: C. Noonan, S. Yoder, P. Hallstedt

Staff Present: T. Galla, G. Myer

Public Present: Z. Hillyer, W. Irvin, G. Allgaier, L. Mawby

CONSIDERATION OF AGENDA

The agenda was accepted as presented by consensus.

ORGANIZATIONAL ITEMS

Chairman: Bahle opened the nominations.

It was moved by Wessell, seconded by O'Neill, to nominate Bahle as Chair. Nominations were closed and Bahle was elected Chair on a 7-0 vote.

Vice-Chair: Bahle opened the nominations.

(Foster present)

It was moved by O'Neill, to nominate himself as Vice-Chair, seconded by Clements. Nominations were closed and O'Neill was elected Vice-Chair on an 8-0 vote.

Approve 2023 Meeting Schedule:

The 2023 meeting schedule was accepted as presented by consensus.

2023 Goals

Members discussed the goals and suggested the following changes to the document:

#1 - Oriel suggested adding "increasing" not just preserving rental units.

#2 – Clements suggested adding "affordable" in the parentheses. O'Neil wanted "year-round" added. It shall read "seasonal and year-round workforce"

#3 – Add Leelanau Ticker.

Wessell mentioned working with townships and local government on local readiness. They have made some progress there and need to continue working with them. Maybe #1 and #2 already encompass this? He wants to keep housing ready and partner with Housing North to promote housing readiness.

Benzie County found a funding source to help nonprofits with their work, and Wessell said this should be a goal of theirs. Oriel suggested adding these to #8.

#4 - Galla said this is something staff will continue doing. Foster added “act as advocates for dissemination of information...”

#5 - Clements wanted to add “alternate treatment systems.” Lentych suggested a more generic goal, “eliminate barrier and delays from EGLE.” A broader goal of working with health and state on ways to speed up the timeframe for approvals. “Advocate for improved processes with the health department and state agencies to reduce time barriers on approvals” was the final agreed upon language.

#6 - Bahle said this is handled through Housing North. Oriel stated that they have a responsibility as HAC member to speak. “Advocating for rural areas from state and local agencies, local elected officials” is the final wording.

#7 – Galla said staff handles this. Wessell said that work groups were discussed at the County Board level last week and the board wants actual recommendation presented to the board that they may act on. “Annual update and a proposed or recommended action.”

#8 – shall read “Continue partnership with Housing North, Peninsula Housing, Habitat for Humanity, Homestretch and all local partners.

#9 - Clements wanted to add “pursue funding mechanism to support non-profit housing, housing providers/developers/community land trusts.” Lentych doesn’t want to say “pursue”, make it “examine or promote” funding support to make recommendations to county board, or explore. Lentych said getting a better handle on the pipe-line of deals that might be out there could be a goal for next year. The county could help townships know what tools are available and how to access them.

Galla said staff added the part questioning if there should be Action Statements attached to the goals to identify how they will be reached and who will do them and when. Oriel said she wanted the statements to be a part of the goals they will review at the next meeting. Staff will provide the action statements.

PUBLIC COMMENTS

G. Allgaier, from Cleveland township, said that the HAC should look for a funding source so the County Board can vote on it. They are all for attainable housing; it is desperately needed.

STAFF COMMENTS – None

CONSIDERATION OF DECEMBER 12, 2022 MINUTES

The minutes were accepted as presented, by consensus.

OLD BUSINESS – None

DISCUSSION/ACTION

Update: Housing North Presentations to townships & villages

Hillyer gave a quick update, saying they need to identify what municipalities to present to so they can get on the agendas. Lentych suggested they be as brief as possible when presenting because some of

this stuff is for their trustees to consider, not them. They have a narrow focus. Oriel stated that some of the new legislation supports things on the checklist, so that is a way to make things actionable in their township.

Bahle suggested they have a list of projects in work and planning to set priority locations and to give Housing North guidance as to where they should spend their time because some townships don't have any interest in getting a project done. Galla agreed, she and Hillyer have already discussed this. She will tie in the EPA assessment grant during the presentation. Lentych stated that planning commissions are staffed so they should reach out to staff. Also, state laws don't exist locally until they are adopted by ordinance, so he wouldn't make that the main message.

Foster mentioned short term rental ordinances and that the HAC should encourage townships and villages to move in a limiting manner because this would be one of the easiest and quickest ways they could improve housing throughout the county.

Wessell announced that Northport and Leelanau Townships have both provided office space for Hillyer. He has been accepted by the community and they are really excited.

Delivery of MAP Toolkit to local planning commissions

Galla passed around a list of township and village meeting dates and asked members to sign up for where they can deliver a MAP Toolkit. Oriel questioned if they do this during public comment or if they need to get on the agenda? Galla said during public comment would be fine.

Bahle suggested they put a sticker on the cover, saying that it was provided by the HAC. Clements said to also add Hillyer as a resource. Lentych said Galla should be the resource because they want them to build a better relationship with the county. Members thought both would work.

Update on projects: Marek Rd, Habitat for Humanity, Peninsula Housing

Bahle said equipment is out there at the Marek Rd. site and she was there for the shovel ceremony.

Irvin updated members on their two developments in Leelanau County that have encountered delays. They had a delay at the Maple City Crossing with consumers. Worst case scenario, they won't get the transformer until March which means homeowners won't be able to move in until around April/May. They are hoping to start the New Waves project with five homes, three which will be rentals, hopefully by spring. Irvin continued, saying they are working on a buy back of a Habitat for Humanity home in Cedar that can be rehabbed and resold to another family in need of affordable housing.

Discussion on legislation ensued.

Peninsula Housing

Larry Mawby updated members saying Peninsula Housing is rehabbing a home that they acquired, back in October, in Suttons Bay Township. They will be selling the home to a qualified family while retaining the land. They also acquired 10-acres recently and are in the early stages of working with the township and village to access sewer and water services. They are interested in talking to the Land Bank and Brownfield Authority about developing the property for affordable housing which is zoned for up to 80 units. They also are interested in a duplex in Lake Leelanau. Their goal is to retain the renters at below market rate if they acquire it. Mawby continued, saying they spoke with people who have potential projects in Empire, Northport Village and Leelanau Township. He wants the HAC to extend

informational sessions to all these townships because he anticipates they will be developing projects in these areas. They are interested in TIF (tax increment financing) and PILOT (payment in lieu of taxes) projects and the HAC should offer guidance.

Wessell stated that Northport also offered Mawby an office.

Mawby continued saying they need to be thoughtful and work with the community to make sure they are doing something today that works and will still work in the future. Minimizing energy requirements is the best way to keep housing affordable.

Mawby discussed funding and the gap to cover the cost of building versus what people can afford. He would like the county to provide a funding source that could be offered to non-profits or affordable housing developers to help fund the gap. The HAC should work to develop some recommendations for the county board to adopt, to seek funding.

Galla commented on the action taking place at the Marek Rd. site.

O'Neill reported that Home Sweet Home is now a nonprofit and will hopefully be receiving their 501c3 soon. They will be providing gap financing for people preapproved for a loan, but can't find anything in their price range.

COMMUNICATION ITEMS – None

PUBLIC COMMENTS – None

STAFF COMMENTS – None

MEMBER/CHAIR COMMENTS

Clements stated that they were the first to offer Hillyer space in Empire.

Bahle questioned how Allgaier becomes a member? Galla said it needs to be recommended to the planning commission.

Galla mentioned she would like to pursue new technology to get people more involved in meetings and has brought the request to the county administrator.

Bahle said Leelanau Energy awarded Habitat for Humanity a \$5,000.00 ENERGIZE award.

ADJOURNMENT

Meeting adjourned by consensus at 4:18 p.m.