

Leelanau County Housing Action Committee (HAC) Meeting

Date: Monday, May 8, 2023 at 3:00 PM

Location: Leelanau County Government Center – Commissioners Meeting Room
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

2023 Members:

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

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

Call to Order

Proposed Agenda

Organizational Items

Public Comments

Staff Comments

Consideration of March 20, 2022 Minutes *pgs 2-5*

Old Business

Discussion / Action

1. Housing North (Zachary Hilyer)
 - a. Housing North Partnership Lead for Region D, Michigan Statewide Housing Plan
Link to Plan and Partnerships: [Statewide Housing Plan and Partnerships on the MSHDA website](#)
 - b. Upcoming event at Jacob's Farm June 8: [RSVP link](#)
 - c. New ALICE Report: [Michigan dashboard](#)
2. Update on Housing Innovation Council (Galla)
3. Updates on other projects: Homestretch, Habitat for Humanity, Peninsula Housing, other
4. Other Business

Communication Items

2023 Housing Summit – Save the Date – Session Proposals and Sponsorship Opportunities *pgs 6-8*

Public Comments

Staff Comments

Member Comments/Chair Comments

Adjournment

A regular meeting of the Leelanau County Housing Action Committee (HAC) was held on Monday, March 20, 2023 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 3:01 pm by Chair Lois Bahle.

ROLL CALL

Members Present: G. Allgaier, L. Bahle, P. Hallstedt, M. Lautner, S. Oriel, T. Wessell, C. Wood

Members Absent: C. Noonan, J. O’Neill, S. Yoder

Staff Present: T. Galla, J. Herman

Public Present: Z. Hillyer, L. Mawby, J. Stimson

CONSIDERATION OF AGENDA

Bahle would like to add the Leelanau Community Foundation meeting in Northport under Discussion. Wessell would like to add a brief update on behalf of O’Neill’s absence under project.

Consensus to approve agenda as amended.

ORGANIZATIONAL ITEMS

1. Identify 2023 Goals

Bahle thanked Myer for updating the goals from last month’s meeting. Bahle began reviewing each goal with members. Wessell said they aren’t goals but are more actions/activities. Lautner reminded members that the HAC was approved and set up as a committee to work with townships, health department, and developers to work together to make affordable housing.

Discussion ensued on removing goals #4, #7 and possibly #9 and condensing the remaining goals into three categories. Those categories will be optimizing regulations, funding, & advocacy/communication.

Hallstedt and Wood will work on reorganizing the goals and send in an email prior to the next meeting.

PUBLIC COMMENTS

Hillyer from Housing North, talked briefly on goal #9 about funding. Mentioned that the dedicated revenue sources could be explored at local level. One method would be a housing trust fund which is designed to be flexible with the affordable housing gap or assist with renters facing eviction. It’s a great thing to be explored to help with affordable housing, preservation, and to help existing home owners with renovations, etc.

Mawby gave an update on the handout he provided for the Peninsula Housing Community Land Trust. He has been advocating for the County to explore and adopt a finance mechanism to make it more affordable for non-profit developers to work in Leelanau County. Most of the large projects that are done in the state are tax-advantaged bond funding provided by MSHDA. MSHDA charges a 150 basis-point fee for their service. Grand Traverse County is doing it on their own with their Economic Development Corporation (EDC) and are charging 25 percent. Leelanau County does not have an EDC

but Grand Traverse County is open to a joint agreement between the counties that would allow Leelanau County access to bond funding. The second method could be to establish a Housing Commission, which would be authorized to sell tax-advantaged revenue bonds. The funds from the sale would be used by non-profit developers to lower the cost of financing affordable housing. The City of Traverse City does this and can exist for Leelanau County. The desired approach could be administered by Grand Traverse staff who does that for Antrim County. There are some mechanisms that are available in facilitating lower cost. Mawby has asked the Board of Commissioners (BOC) to create this as a goal for this year to establish some mechanism. It would be nice if HAC is supportive with that and urges BOC to make it possible.

John Stimson of Homestretch, shared information from an article published by Shelter Force and will send a copy to Galla to share with members. Stimson agreed with Mawby on tax-exempt bond financing. There is a minimum of a 2-million-dollar allocation so the permanent debt has to be at least 2 million. Typically, one-two developments only have a \$700,000.00-\$900,000.000 permanent debt. Combining projects with other counties to reach the 2-million-dollar permanent debt is an option.

STAFF COMMENTS- None

Wessell commented that they heard great ideas today and that they need to identify those topics to do as a county. It will increase taxes but it will provide tools for builders and developers. For example, there was confusion in Northport about pilots and when it came time for a decision the developer got discouraged. Wessell believes there are some things they could do to help.

Discussion ensued on taking a recommendation to the BOC on funding mechanisms. Wessell urged Mawby speak with Galla and bring a recommendation to their next meeting for review before recommending to the BOC. Galla agreed.

CONSIDERATION OF JANUARY 9, 2023 MINUTES

The minutes were accepted as presented, by consensus.

OLD BUSINESS

1. Update: Delivery of MAP Toolkit to local Planning Commissions

Galla touched back on Wessell's comment on what the county can do. She will resend a document that was prepared by HAC a couple years ago that was presented to the BOC on 'Governments Role in Housing'. This document was used by Housing North and dispersed around the region.

With regard to the toolkit, they have had great success on delivering to most of the township and village planning commissions. Allgaier will cover Empire Village and Wood will deliver to Leland Township. Centerville Township, Kasson Township and Empire Village will be taken care of after spring break.

DISCUSSION/ACTION

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

Bahle printed pictures from her visit earlier that morning on the Marek Rd project. Stimson gave an update on the progress of building. Tomorrow they will be pouring concrete on the second building. They have all of the underground plumbing and electrical ready to go and inspected. They started to put panels on that morning and are working on putting in a solid deck. Most of the lumber is sourced from

down south and is already cut to size and secured with lifting bolts. They have a Swedish mechanism design and he encourages members to visit the site to check out the progress. Stimson continued, saying that because of frost laws they were not able to get the crane out to Marek Rd. This allowed them to work at their own pace and gives them a better chance to teach a younger boy who is learning the trades. Trusses are on sight and should be done by the end of the month if the frost law is lifted.

Stimson also wanted to take the time to mention he met in Northport yesterday. Said that community is coming together. The first step is to identify a piece of land and then focus all of their energy to that project to get it proposed, presented and mapped out.

Galla asked Stimson if they have received any applications for the units? Stimson replied, yes, one gentleman but they anticipate more applications around mid-late summer. Galla asked if he had another piece of property to develop on, how long would that take? Stimson said a year.

Hallstedt liked that the application process is not based on first come first serve, it's by a selection process. Allgaier asked how many bedrooms each unit had. Stimson said there are six two-bedroom units and two three-bedroom units. Two of the units will be at 30% Area Median Income (AMI), four units at 60% AMI and two units at 80% AMI. Mawby said that last year, the AMI in this area for a four-person family was \$89,400.00.

Bahle mentioned that Habitat for Humanity will have an open house at Maple City Crossings.

Wessell gave an update for O'Neill about the article in the Ticker on Home Sweet Home. He also wanted Wessell to announce that they have been incorporated as a non-profit and they are beginning their fundraising. They are also partnering with other non-profit organizations.

Report on MSHDA partnership training held 3/13/23 in Traverse City

Bahle listed members and public that attended. They were the testing ground for the Michigan statewide housing plan effort and they will hear back as they collect more data from other places they present to. Galla's interpretation of the training was that they have been through and knew of most of what was presented. The training focused on getting a regional partnership which they already have, Housing North. However, other areas in the state may not have that. Galla hopes that they will revise what they went over for their training for others in the state.

Leelanau Community Foundation

Bahle said about 28 people attended at the golf course in Northport. Those in the room consisted of Northport village manager, township supervisor, plus both chairs of the planning commissions. They will follow as they continue to meet. Bahle mentioned that Woody Smith will be doing a survey on those that attended the meeting. Galla said there was a lot of energy in the room and they are focused on getting something done in the community now. Galla continued saying that it was a very well meeting and suggested meetings like that should be repeated in other communities.

Galla said with regard to the MSHDA meeting, she will scan the handouts that she received and will send to HAC members. Wessell listed follow up dates for Leelanau Township.

Other Business

Bahle said there will be a webinar on the 21st on statewide septic ordinances. Allgaier said the Health Department has done 30 inspections and 15% failed. Bahle said a review of the ordinance should be done more often.

COMMUNICATION ITEMS- None.

PUBLIC COMMENTS

Mawby told members to keep up the good work.

STAFF COMMENTS

Galla reminded members that their next meeting is on May 8th. She also provided the dates for the “Funding & Resources for Your Project” sessions hosted by the Leelanau County Brownfield Redevelopment Authority. Those sessions will be held on Monday, April 17 at 6:30 pm and Tuesday, April 18 at 1:00 pm at the Government Center.

MEMBER/CHAIR COMMENTS

Allgaier thanked Hillyer, Mawby and Stimson for everything they do.

ADJOURNMENT

Meeting adjourned by consensus at 4:06 p.m.

DRAFT



NAVIGATION

2023 Housing Summit

About the Summit

2023 Housing Summit

Awards

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2022 Keynote

Address

2023 Northwest Michigan Housing Summit

Save the Date!

Mark your calendars! The 2023 Northwest Michigan Housing Summit is coming soon, and we want you to be a part of it. The summit will be held at the [Park Place Hotel](#) in Traverse City, Michigan, on **October 25-27th, 2023**. Like every year, we will gather experts, advocates, and policymakers to discuss and exchange information about innovative housing solutions and tools.

We are excited to announce that we are seeking proposals for sessions at the upcoming Housing Summit. As a leader in the field, we invite you to share your insights and expertise with fellow attendees on topics such as innovative housing models, community engagement, and more. This is your chance to showcase your work and help shape the future of housing. We invite you to lead a session as a speaker and share



your expertise! Sessions will be occurring live and in person. Session proposals are due by July 1st. To submit a proposal, please [click here](#).

ACCOMMODATIONS

The summit will be held at the [Park Place Hotel](#) in Traverse City, Michigan. To make the most of your experience, we encourage you to reserve your accommodation early. We have made a Group Code available for the event to use during your reservation. To reserve, call the hotel directly at tel: **231-946-5000, option #9, and refer to the Group Code: HOUS23** to make your reservations. If you prefer, you can also email Resv-grp@park-place-hotel.com to request a reservation. When requesting a reservation via email, please provide the following information:

1. Group block code
2. First and last name of the guest to be occupying room.
3. Check-in and check-out dates.
4. Phone number where you can be reached to provide a credit card to hold the reservation.
5. Specific requests or requirements, such as two beds, adjoining rooms, or an accessible room.

About the Summit

The annual Northwest Michigan Housing Summit is an annual event presented by Housing North and its partners. Every year, we work to offer an event that helps expand opportunities for networking, discussions, and exchanges with partners and supporters on housing solutions for our communities. Each year, we feature several updates and presentations highlighting solutions and tools for housing being used in the region. If you'd like to know more about what type of sessions are offered or how the event looks like, [click here](#) to access the full schedule and sessions of the 2022 Northwest Michigan Housing Summit.

The Northwest Michigan Housing Summit will be returning in its ninth year this 2023. Housing North is committed to bringing you a valuable experience and making the event better every year! Stay tuned to our website and social media as we provide more details about this year's event.

2023 Housing Summit Awards

Every year we honor leaders in our communities who have contributed to housing and worked tirelessly to bring more resources with other housing champions in the region. We are seeking your input for this year's awards. Please [click here](#) to take a few moments to share the housing champions of



Northwest Michigan that best embody these categories this year.

- Housing Leadership Award
- Funders Award
- Housing Advocate Award

The awards will be presented live at Housing North's 2023 Northwest Michigan Housing Summit on October 26th.

In 2022 we recognized:

- **Housing Leadership Award:** Scott Smith, Little Traverse Bay Housing Partnership.
- **Funders Award:** Charlevoix County, City of Charlevoix, City of Boyne City and City of East Jordan- for their support in launching the Housing Ready Program in Charlevoix County
- **Housing Advocate Award:** Wayne Schmidt, for his support of the Housing Michigan Coalition Bills and other regional efforts around housing.

We are thankful for their hard work and commitment to housing and our future!

Becoming a Housing Summit Sponsor

We are excited to announce the upcoming Housing Summit and invite you to become a sponsor. As a sponsor, you will have the unique opportunity to demonstrate your commitment to affordable, equitable housing and showcase your organization to a wide audience of housing experts, policymakers, and advocates.

We offer a range of sponsorship levels to fit your organization's goals and budget, with benefits such as branding, speaking opportunities, and access to the event. By sponsoring the Housing Summit, you'll not only gain visibility and recognition but also support a critical cause that affects communities across the region. Your sponsorship helps us create an exceptional experience for attendees, with engaging sessions, inspiring speakers, and valuable networking opportunities.

To learn more about our sponsorship levels and benefits, [click here](#). We look forward to partnering with you at the Housing Summit!

2022 Keynote Address: Yusuf Dahl

Yusuf Dahl led the 2022 Keynote address at the Housing Summit. Yusuf shared his inspirational story as a housing advocate and strategies for developing innovative and inclusive solutions to the unprecedented housing and affordability challenges plaguing our communities. You can [click here](#) and access Yusuf's presentation.