

Leelanau County Housing Action Committee (HAC) Meeting

Date: Monday, November 18, 2024 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

Public Comments

Consideration of January 8, 2024 Meeting Minutes

Old Business

Discussion/Action

1. Update/Comments on 10th Annual Housing Summit (Oct. 24-25, 2024)
2. Next Steps-future goals/plans for HAC (first-year action goals to be distributed)
3. Updates:
Housing North, Housing Ready Program, Homestretch
Habitat for Humanity, Peninsula Housing, Home Sweet Home
4. Other Business

Communication Items

Public Comments

Staff Comments

Member Comments/Chair Comments

Adjournment

2024 Members

Lois Bahle-Chair
Rick Foster-Vice Chair
John O'Neill
Gwenne Allgaier
Frank Clements
Phil Hallstedt
Melinda Lautner
Casey Noonan
Sharon Oriel
Ty Wessell
Claire Wood
Steve Yoder
Resource: Yarrow Brown,
Housing North

A regular meeting of the Leelanau County Housing Action Committee (HAC) was held on Monday, January 8, 2024 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 3:23 pm by Chair Lois Bahle.

ROLL CALL

Members Present: L. Bahle, F. Clements, R. Foster, M. Lautner, O’Neill, S. Oriel, T. Wessell

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

Members Absent: C. Wood
(prior notice)

Staff Present: G. Myer, Interim Planning Director, J. Herman, Planning Secretary

Public Present: Yarrow Brown

CONSIDERATION OF AGENDA

The agenda was accepted as presented by consensus.

ORGANIZATIONAL ITEMS

Chairman: Bahle opened the nominations.

It was moved by Clements, 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.

It was moved by Wessell, seconded by Bahle, to nominate Foster as Vice-Chair. Nominations were closed and Foster was elected Vice-Chair on an 7-0 vote.

Approve 2024 Meeting Schedule:

Bahle noted that the proposed November 11 meeting date is Veterans Day and that the Government Center is closed. Will move meeting date to November 18 if available.

The 2024 meeting schedule was accepted as amended by consensus.

2024 Goals

Members discussed the goals presented by Bahle and suggested the following changes to the document:

#1 Continue to partner with Housing North, Peninsula Housing, Habitat for Humanity, HomeStretch and others on development of obtainable homes and rentals.

#2 Collaborate with Housing North and Leelanau Peninsula Economic Foundation on creation of a county housing action plan.

#3 Disseminate information to townships and villages and agencies on housing issues.

#4 Present an annual update to the County Commission.

#5 Examining a funding mechanism to help support non-profit housing, housing providers, developers, and community land trusts.

PUBLIC COMMENTS- None

STAFF COMMENTS – None

CONSIDERATION OF NOVEMBER 13, 2023 MINUTES

Motion by Clements, seconded by Oriel, to accept the minutes as presented. Motion carried 7-0.

OLD BUSINESS – None

DISCUSSION/ACTION

Updates: Housing Ready Program/steps for the county action plan & Update on HomeStretch, Habitat for Humanity, Peninsula Housing, Home Sweet Home

Bahle said she went to the Marek Rd open house and was very impressed. The first building is ready for occupancy within the month. O'Neill said Habitat for Humanity's New Wave site had an open house. There were volunteers painting and they are accepting applications for occupancy. Bahle explained how the structures are being built efficiently. O'Neill said the thinking behind that is so it reduces the cost of building a home which allows them to build more.

Bahle gave an update on behalf of Larry Mawby for Peninsula Housing. Bahle said Peninsula Housing has begun planning work on the 10-acre site on Herman Rd in Suttons Bay. They hope to have completed community input and have a plan for development by the end of summer. They currently have a family renting the farmhouse on the site. They also have two homes, one in Suttons Bay and one in Northport in the final stages of rehabilitation and families are on track to close within two months. Their duplex in Lake Leelanau, rental management by HomeStretch, is continuing to house the families that were renting it when Peninsula Housing purchased it last summer. Rent is well below market rates. Bahle continued, saying that Peninsula Housing has been offered two homes, one in Suttons Bay and one in Lake Leelanau, so that they can be given the structures for relocation. They are currently working on the Suttons Bay home with plans to move it across the street to a donated piece of property. They have yet to find property for the home in Lake Leelanau.

O'Neill gave an update on Home Sweet Home saying that they have received their first seed grant from Grand Traverse Regional Community Foundation. They are hoping to attract more money as they do not accept government funding; they are motivated by love. His nephew will help design their website.

Other Business

Bahle said on Friday she will be meeting with Leelanau Peninsula Economic Foundation and Housing North to discuss the possibility of creating a housing plan for Leelanau County. Bahle said she read an article that Aspen occupied homes are deed restricted to protect and create affordable housing. Myer will forward the email to members.

COMMUNICATION ITEMS – None

PUBLIC COMMENTS – None

STAFF COMMENTS – None

MEMBER/CHAIR COMMENTS

Bahle encourages members to hand out the 2023 Housing Needs Assessment wage study when they get asked about housing. Clements asked about putting a link on the county website with housing information. Planning staff will add a link to the website.

O'Neill showed members a video on his laptop regarding housing crisis.

ADJOURNMENT

Meeting adjourned by consensus at 4:00 p.m.

DRAFT



MEMORANDUM

To: Leelanau Housing Action Committee

From: Yarrow Brown, Executive Director, Housing North

Date: November 15th, 2024

Subject: Housing Ready Program Update

Housing Ready Program Update/Progress Report-

Included in this report is a summary for the first year of the Leelanau County Housing Ready Program. We are working on a one-page document and summary to share with units of government and supporters. It will be available in December. [Here is a link](#) to a folder for the Housing Action Committee with resources compiled over the last year for Leelanau County.

[Here is a link](#) to the presentation to the County Commissioners in October where we gave an update on the program. Our team is working with the village and townships to help remove barriers to housing, create zoning changes and connect with key developers. We are also supporting the Housing Collaborative with the Housing Action Plan and hoping to bring a zoning atlas project to Leelanau County.

Housing Action Plan

Working with the Leelanau County Housing Collaborative (LPEF, HAC and SBGC), we are working on a County-wide Housing Action Plan. The Collaborative will meet with key stakeholders to share the draft action items and goals in December/January. Frank and Sharon, the chairs of the Housing Collaborative, will share with the HAC some of the key items included in the draft plan which outlines the main barriers and priority action items. In December we will start working on recommendations to the action items and sharing this with key stakeholders, units of government and organizations.

Upcoming Events/Trainings

Thursday December 5th - 9:30-12 p.m. at the Government Center meeting room, Housing North/Flywheel is hosting a housing workshop to share a Housing Communication plan for Leelanau County, Housing Development toolkit and interactive map of housing opportunities. We hope to get feedback for these tools to be made available in early January 2025. We will be emailing out invites and a flyer next week.

New Resources and Housing Tools

- [Housing Ready Checklist](#)
- [Communications Toolkit](#)
- [Zoning Reform Toolkit](#)
- [Payment in Lieu of Taxes \(PILOT\) handout](#) and [PILOT process handout](#)
- [Housing Tax Incremental Financing handout](#)
- [Walking Tour of #7 housing projects](#) in Traverse City
- Example [PILOT ordinance](#) for workforce housing (TC) and other [examples of Housing Tools](#)

- [Michigan Housing Data portal](#)

State Programs/Funding

- [New announcement for a TIF loan program](#)
- [Housing Readiness Grants](#)
- [MI Neighborhood Program](#)
- [Office of Rural Prosperity](#)- This new office is vital coordinating/working in rural communities. They have a new [rural readiness program](#) and [Rural Readiness Grants](#), which can be applied towards housing.
- [State Land Bank Blight Elimination Program](#)

Next steps for Housing Ready Program Q4, 2024 and into 2025

- [Zoning Atlas](#) and Growth Sustainability mapping
 - a. Example- [Housing Workshop presentation in Traverse City on June 18th, 2024](#)
- Finalize the Housing Action Plan to share with key stakeholders, Township/Village leaders and businesses.
- Work on Key Initiatives in the Housing Action Plan
- Share model zoning ordinances and housing projects for communities to consider.
- [Expand the Rental Preservation Program](#)