

A regular meeting of the Leelanau County Housing Action Committee (HAC) was held on Monday, August 8, 2022 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, C. Wood, J. O’Neill, S. Oriel, M. Lautner, T. Lentych, T. Wessell, M. Lautner

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

Staff Present: T. Galla

Public Present: Yarrow Brown, W. Irvin, L. Mawby, Michael McMillan

CONSIDERATION OF AGENDA

The agenda was accepted by consensus, as presented.

PUBLIC COMMENTS – None

STAFF COMMENTS – None

CONSIDERATION OF JUNE 13, 2022 MINUTES

Page 2 of the minutes under ‘Update on Housing North’, should state **Suttons Bay Chamber of Commerce**, not Suttons Bay Village.

It was moved by Lautner, seconded by Oriel, to approve the minutes as corrected. Motion carried 8-0.

OLD BUSINESS – None

Updates:

Home Sweet Home - Permanently Preserving Modest Homes

O’Neill provided an update on the progress of Home Sweet Home (see attached handout). He stated they are working to improve existing modest homes and perhaps sell through the Land Trust under Peninsula Housing, or place deed restrictions on the properties. This would be zero percent financing that goes with the home. They have a goal to protect existing homes so they are not lost to higher buyers. They are focusing on sites that meet USDA loan requirements.

Peninsula Housing

Mawby stated they are working on a number of projects and also identifying sites, and what they would need for approval. They need assistance to navigate the process and being ready is so important.

Housing North

Brown stated that interviews will be held this Thursday for the Housing Ready Position in Leelanau County. Two candidates will be interviewed, and this is also occurring in 2 other counties who are interested in a Housing Ready Position. They are moving forward but it’s also a challenge to find the right candidate for each position. Each candidate has been asked to provide a 20-minute presentation first, and then we will do follow up questions.

Brown also spoke of a new rental grant opportunity and she will provide more information on that in the near future. They are also mapping all of their projects throughout the region.

Bahle commented on the difficulty of educating local officials. She asked if the Housing Summit would have any discounts for local officials. Brown said they could look at that. They do have sponsorship opportunities. The summit is expensive with speakers, location, etc. They would like to expand and encourage more people to attend.

Wessell mentioned the contribution from Leelanau Township Foundation for the Housing Ready Position. The Foundation was the earliest and biggest funder and he wondered how the resources from the Housing Ready Position would be used around the county – if you contribute more, do you get more services? Brown replied that sometimes one project needs more assistance. Right now, the east and north side of the county seem well represented. We still need funding and other communities will be asked.

Members discussed projects and the need for assistance from this new position. Where is the need? Members noted that measuring the assistance given to a community by the amount they contribute would be difficult. Brown said they would not measure assistance provided by the amount they paid. Oriel added that a project in one community may actually help a neighboring community.

Discussion / Action

Letter of Support – NMCAA application

Members reviewed the draft letter in the agenda packet. It was suggested to add language incorporating the ALICE numbers for Leelanau County (Asset Limited, Income Constrained, Employed).

It was moved by Oriel, seconded by Clements, to approve the letter of support with the suggested changes. Motion carried 8-0.

Galla will provide a revised copy for Chair Lois Bahle to sign.

How will the HAC interface with the new Housing North position?

Brown explained the process in other counties and the leadership team they established for the positions. This person would attend the HAC meetings, instead of Brown. They would also have a work plan outlined for them with tasks. The work plan would assist in how they work with your community, the HAC, and other funders and organizations. Brown added that in other counties, the housing groups are not under the county – they are nonprofit or volunteer groups that came together. Oriel felt that as a committee, we should make a commitment that we are available as a resource. We should make that commitment and make it publicly known. Brown felt it was important for HAC members to attend meetings with the new person and do introductions.

Proposed Housing Session

Galla said she was working on an idea to have a large housing session with anyone interested in housing or affected by lack of housing to attend and participate. She stated this was in the early stages of planning and she had reached out to a couple individuals who are very interested in facilitating the session. We have talked about housing for more than 20 years and we can't wait. We need more assistance. Her goal is to try and get everyone to commit to doing something with regard to housing, once we get through this session. Galla wants the session to focus on Leelanau County.

O'Neill noted a lot of awareness has been raised on the issue of housing and a lot has been done. Where can we get funding? Brown commented on a similar type session that was held a while ago in another county and

offered to connect Galla with the organizer of that event. There is a lot to cover and you may need more than a couple hours to get to all of it.

Clements suggested this information be shared with the new Housing Ready person.

Members liked the idea of the session and would like an update as plans go forward.

Status of Projects:

Habitat for Humanity – Maple City

Irvin gave an update and noted that tomorrow night will be the 3rd meeting with the township board. There has been discussion on subsidy and the township board requested a revised brownfield plan with a cost split of the increased taxes on the property.

Lentych noted that they have to want this. Wood suggested talking points and a personal message to the township. Brown added this is a new tool for township use.

Mawby said the township government is making an investment in the community, not subsidy. They are investing the tax money into the community.

Homestretch – Marek Rd

Galla said the last she heard there was still money to be raised to finish out the project.

Lentych requested that future updates include the timeline and timing of the work. Galla said she would ask and see if that information could be obtained.

Bahle noted that Suttons Bay school needs 4 teachers and the Road Commission needs 6 people. Plus, there are needs of the local fire department. These are needs for essential workers – can some of these organizations fill the funding gap for the units?

COMMUNICATION ITEMS – Housing Summit flyer – October, 2022.

PUBLIC COMMENT – None.

STAFF COMMENT – Galla commented on interviews.

MEMBER COMMENTS/CHAIR COMMENTS – None.

ADJOURNMENT

Meeting adjourned by consensus at 4:25 p.m.

Home Sweet Home Mutual Aid Society, Permanently Preserving Homes for the 7th Generation

Progress Report, Aug 8, 2022

- New volunteers:
 - Rolf von Walthausen, 5 years on Leelanau Reach Board, employed for many years by GT Land Conservancy, a form of land trust
 - Will Fagan, ten year veteran of Habitat Grand Traverse, continues to volunteer as a Habitat GTR committee member
- Productive meeting Larry Mawby of Peninsula Land Trust, Jason Potes, John O'Neill
Shared goal: permanent preservation of decent homes
Home Sweet Home begins w potential buyer & home they've selected via our criteria, and Leelanau Land Trust begins w property & evaluates suitability
We can cooperate by
 - Develop home & site criteria generally acceptable to Leelanau Land Trust (LLT)
 - Share home criteria w potential homebuyers; select families & best home/sites for review by LLT
 - Agree in advance w LLT on fundraising protocol, esp. re messaging and clarity in Donor expectations.
 - LLT reviews proposed properties, accepts or rejects
 - For rejected properties, HmSwtHm may elect to secure rejected property with a deed restriction
- John has had preliminary discussions with Wendy Irving CEO and Angela Clem, Chief Operations Officer of Habitat GTR. Will Fagan and John have asked to meet to outline how we can cooperate and help Habitat serve more families.
- We may continue to reach out to other suitable non-profit partners as we work toward the realizing our first permanent preservation of owner occupied homes.
- An employee of a local school is interested in organizing garage sales to support this work, as she sees the pressing need and that it will possibly bring in more students.
- We continue to publicize the need and our plan to cooperated with existing groups.

We will now be meeting the 2nd and 4th Wednesday of the month, usually at Oryana West (former Lucky's Market), and work on assigned tasks in the interim. Call ahead to confirm location.

This is an ecumenical Christian movement serving the community's need for modest homes. This is love in action. We neither proselytize nor discriminate and welcome anyone willing to share in this work.