

# Leelanau County Housing Action Committee (HAC) Meeting

Date: Monday, August 8, 2022 at 3:00 PM  
Location: Leelanau County Government Center (lower level)  
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**  
**Staff Comments**

**Consideration of June 13, 2022 Minutes** *pgs 2-4*

**Old Business**

**Updates:** Progress Report on Permanently Preserving Modest Homes (*John O'Neill*) *pg 5*  
Peninsula Housing  
Housing North – Housing Ready position

### **Discussion / Action**

1. Letter of Support – NMCAA application *pgs 6-7*
2. Discussion: How will the HAC interface with the new Housing North position for our county?
3. Proposed Housing Session (*Galla*)
4. Status of Projects:
  - Habitat for Humanity-Maple City (Proposed Brownfield Plan)
  - Homestretch – Marek Rd/Suttons Bay

**Communication Items** – Housing Summit in October *pg 8*

**Public Comments**

**Staff Comments**

**Member Comments/Chair Comments**

**Adjournment**

**2022 Members:**  
Lois Bahle, Chair  
Melinda Lautner, Vice-Chair  
Frank Clements  
Rick Foster  
Phil Hallstedt  
Tony Lentych  
Casey Noonan  
John O'Neill  
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, June 13, 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, S. Oriel, P. Hallstedt, T. Lentych, T. Wessell, M. Lautner(3:18)

Members Absent (Prior notice): R. Foster, J. O’Neill, S. Yoder

Members Absent: C. Noonan,

Staff Present: G. Myer, T. Galla (4:15)

Public Present: W. Irvin, L. Mawby, J. Potes

**CONSIDERATION OF AGENDA**

*The agenda was accepted by consensus, as presented.*

**PUBLIC COMMENTS**

**STAFF COMMENTS** – None.

**CONSIDERATION OF APRIL 11, 2022 MINUTES**

*Minutes were accepted by consensus, as presented.*

**OLD BUSINESS** – None.

**Presentation: Permanently Preserving Modest Homes (Jason Potes)**

Potes briefly outlined the goal of “Home Sweet Home, Permanently Preserving Modest Homes for the 7<sup>th</sup> Generation”, saying modest homes are lost to market forces daily and we must permanently preserve these homes so that people earning local wages can purchase them far into the future. Potes said a family may qualify for a \$250,000.00 mortgage, but they need \$300,000.00 to buy a house. In exchange for \$50,000.00 community investment, the homebuyers agree that when they decide to sell, the house will be sold to another family earning modest wages. This will be done with a recorded deed restriction to legally preserve the home for people earning modest wages. They are raising pledges now to demonstrate community support for this plan.

Lentych said deed restrictions are more of a legal restriction. You will need a long-term company to handle these restrictions.

**(Lautner present)**

Wessell questioned what the advantage of this was over utilizing other options already created and available through other agencies.

## **DISCUSSION/ACTION**

### Update on Peninsula Housing

Mawby stated they have ten potential sites in Leelanau County, but they don't have the money to develop them yet. They have an option on property in the Village of Suttons Bay, and a duplex owner who wants to sell to them so it can remain a rental. They have made two offers to purchase property, that have not been accepted yet. They don't currently have the money to pay for them though. Mawby said that in order for this to work, they need money donations.

### **(Wessell left meeting for another commitment 3:32)**

Discussion ensued on Benzie County Land Trust.

Mawby continued, saying they need to be at a certain scale in order for this to work, but they have to get to that scale somehow, and as fast as possible. How to do that is the challenge.

Wood questioned if Mawby had done a breakdown of what is needed. Mawby said there is a \$50,000.00 - \$100,000.00 gap. There are some grants available, but they need private funding. As a rural county it is hard to qualify for grants. Irvin questioned what portion of the "gap" would be absorbed by the land trust. Mawby said the land trust would lease the property for 99 years to the purchasers, who would be responsible for paying the property taxes. If the property is sold, it would be sold at a 25% discount.

### Update on Housing North-Housing Ready Program, and copy of Leelanau County contract.

Oriel reported that they were successful in receiving the Rotary Charities Grant. Bahle said the Suttons Bay Village approved a donation of \$15,000.00 a year.

### **(Galla present)**

#### Letter of Support

Galla said Housing North is seeking a \$25,000.00 grant from The Consumers Energy Foundation toward the purchase of two parcels that will provide housing permanently restricted to long-term rental activity, as opposed to short-term/vacation rentals or purchase. Yarrow Brown is looking for a letter of support from the HAC. Lautner commented that a letter of support from the HAC is helpful, and if it was signed by Galla, as the Leelanau County Planning Director.

***Members agreed, by consensus, Galla will draft the letter and sign it.***

### Update Habitat for Humanity-Maple City (Proposed Brownfield Plan)

Irvin briefly explained Tax Increment Financing (TIF) and said they are working with Jeff Hawkins, from Envirollogic. The proposed plan will go before the County Board and Kasson Township tomorrow. Galla said the plan will offset some of the "gap", but not all of it. Some of the TIF collected can be used to fund other projects. If property values rise, so will the amount of money collected for 30 years. Lautner questioned the 30 years, and said is this the longest time span? Galla said it is, Kasson Township may not want 30 years, they will see.

Irvin stated that after 18 months Michigan Department of Environment, Great Lakes, and Energy (EGLE) had finally approved their permits so they are now moving forward on that project. Galla commented on the rise in the cost of supplies over the last 18 months.

#### Homestretch-Marek Rd/Suttons Bay

Galla said that the gap on that project was at about \$122,000.00 a month ago and Stimson is now saying the gap is around \$160,000.00. His contract was extended into the first part of next, Galla is not sure how he is raising the funds. Hallstedt stated Stimson received \$10,000.00 from a private citizen. Galla said there isn't anyplace on their website that says they are taking donations.

Discussion ensued regarding the website for Homestretch and that it should include more information and allow for people to "click" on a link to donate money.

Discussion ensued on placing a tax on Short Term Rentals and using the money to help fund housing resources.

**COMMUNICATION ITEMS** – Washington Post Article.

**PUBLIC COMMENT** – None.

**STAFF COMMENT** – None.

#### **MEMBER COMMENTS/CHAIR COMMENTS**

Oriel said she spoke to a local realtor who believes the housing market is starting to cool off. Lautner said she noticed some "for sale" signs are staying up longer.

Hallstedt wanted to know if members knew of any other speakers they could bring in. Galla mentioned tools from the Planning & Zoning course offered online may be helpful. Lautner said protection for homeowner who rent their properties could help. She knows of around five homes sitting vacant because the homeowners are afraid to rent. Lautner has personally dealt with renters who refuse to pay rent.

Discussion ensued on Accessory Dwelling Units (ADU's) and a proposed amendment to the Suttons Bay Township Zoning Ordinance. Galla said homeowners need to come forward and ask for their zoning ordinance to be changed.

Clements said it might be a good idea to have a local manufactured home maker come in and speak. Mawby mentioned Urban Air Developers.

In conclusion, Oriel said this year's Housing Summit will be held on October 27<sup>th</sup> and 28<sup>th</sup> at the Great Wolf Lodge.

#### **ADJOURNMENT**

***Meeting adjourned by consensus at 4:35 p.m.***

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

## Progress Report, June 11, 2022

**We are a committed group of volunteers working diligently to permanently preserve existing modest homes that families with modest earnings can purchase and maintain. We must preserve such homes if we are to solve the housing crisis.**

- Without Our plan is based upon research, successful methods that preserve modest home ownership opportunities, and our professional experience. We calculate that for the cost of building one new home, we can preserve five or more existing homes.
- We continued weekly Wednesday Noon Meetings at Oryana West, (former Lucky's Mkt.)
- All are welcomed to participate in person We maintained meeting minutes, recorded volunteer work assignments, contacts made.
- Jason presented the Home Sweet Home plan to the Leelanau County Housing Action Committee on May 13, answered questions, and explored issues with housing volunteers and professionals.
- We have drafted Operating Principles, Family Selection Criteria, & House Eligibility checklist, Currently we are researching and designing the Deed Restriction.
- Recruited two volunteers with more than 15 years experience on non-profit housing boards; others with expertise are very interested and supportive.
- Raised \$2,500 in pledges toward permanent affordability. Thank you! We had hoped to raise \$10,000--other pledges are pending. We learned that that the plan sounds vague to potential donors and it's better to focus on plan details at present.
- Begun partnerships discussions with several major local non-profits involved in home development and financing. Our volunteers will raise funds and in-kind gifts for this permanent preservation.
- Discussed the need and plan with scores of interested locals. There is near-universal understanding of the need and a general approval of our plan for permanent preservation of modest homes.
- Building a list of supporters, volunteers, and interested people.
- Encourage Habitat GTR to complete planned Spanish Version applications. (Habitat did this within one week! Thank you!) Publicized these among Spanish speakers. Thank you!
  - <https://www.habitatgtr.org/vivienda/>
  - <https://www.habitatgtr.org/reparacion-de-casa/>
- Continue to strategize on the practical steps toward bringing this plan to fruition through the work of dedicated volunteers.
- The plan is designed to be carried out efficiently in partnership with existing non-profits

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.



**Leelanau County Planning & Community Development**  
**County website: [www.leelanau.gov](http://www.leelanau.gov)**

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[tgalla@leelanau.gov](mailto:tgalla@leelanau.gov)

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August 8, 2022

Michigan State Housing Development Authority  
Lansing Office  
735 E. Michigan Ave.  
P.O. Box 30044  
Lansing, MI 48909

RE: MI-HOPE Application

Dear Sir or Madam:

On behalf of the Leelanau County Housing Action Committee (HAC), please accept this letter of support for a grant application being made by Northwest Michigan Community Action Agency, Inc. (NMCAA) for the new Michigan Housing Opportunities promoting Energy Efficiency (MI-HOPE) Program through MSDHA in the amount of \$1,000,000.

This grant would be used in Leelanau County for housing and energy-efficiency repairs for some of our lowest income homeowners. These funds will help promote the health and safety of our homeowners and facilitate energy-efficiency focused residential housing repairs and upgrades for single-family and multi-family residential properties.

In Leelanau County there are many working poor families and those on social security or disability, and families struggling to make ends meet. These homeowners are barely getting by and have no funds left over at the end of the month to handle major repairs and energy-efficiency activities such as roofs, windows, insulation, storm doors, or appliance and electrical upgrades. Without programs like the MI-HOPE program, our older housing stock in the county continues to decline until they are no longer habitable and we lose affordable housing. While it is important that we continue to develop new affordable housing, it is also imperative that we maintain the health and safety of our existing housing stock.

NMCAA has been helping very low to moderate income individuals and families within our 10-county region by providing an array of services and programs ([www.nmcaa.net](http://www.nmcaa.net)) such as the Weatherization Assistance Program (WAP).

NMCAA has also been successful in the following:

- as an administrator of federal, state, and local funds and instrumental in investing these resources back into the local communities to weatherize, maintain, and upgrade residential housing,
- has the capacity and experience to manage all aspects of project supervision including customer intake/eligibility, property inspections, and spec writing, contractor and bid solicitation, construction oversight, and fiscal management,
- utilizes local licensed and insured contactors to comply with the local code enforcement offices,

- connects clients of the Weatherization Program to other free services at NMCAA as needed, such as: Home Repair Program, Utility Assistance, Financial Management Counseling, Tax Preparation, Supplemental Food, etc.

NMCAA will be the direct recipient of MI-HOPE funds and approved applicants will receive assistance in the form of grants.

At the August 8, 2022 meeting of the HAC, the members passed a motion to send a letter of support for the NMCAA application for the MI-HOPE program. We are thrilled to see that a new program has been established for home improvements and look forward to these resources being put to use in our county. We hope you look favorably upon the NMCAA application and provide an award for MI-HOPE funds.

Please feel free to contact me, or Planning Director Trudy Galla, if you have any questions or need anything further.

Sincerely,

Lois Bahle  
Chair, Leelanau County Housing Action Committee  
[lbahle@leelanau.gov](mailto:lbahle@leelanau.gov)



## SAVE THE DATE

8th Annual

**Northwest Michigan  
HOUSING SUMMIT 2022**  
OCT 27-28 2022

Housing North is excited to announce our 8th annual Northwest Michigan Housing Summit, which will be held in person this year on October 27-28 at the Great Wolf Lodge in Traverse City. We are planning for a robust schedule including an update from state and local agencies on housing tools and resources, workshops, and panel discussions on housing advocacy, tools, and solutions with regional and local experts. We are also bringing back round-table discussions on the second day.

We are thrilled to provide Summit session resources on a few dynamic topics impacting attainable housing including new initiatives on zoning, community investment, financing, and more. We will hear about the new Office of Rural Development, updates on the first statewide Housing Plan, and an update on legislative initiatives including what resources are now available to NW Michigan for housing through the American Rescue Plan Act funding. In addition, session discussions and engagement opportunities with guests will also be a key component of learning this year.

We are looking forward to seeing all of you and having amazing discussions about housing solutions. As always, we are thankful for our sponsors who help make this event possible every year. If you'd like to showcase your organization and your work and support for housing solutions, please [click here](https://www.housingnorth.org/nwm-housing-summit) and become a Housing Summit Sponsor. (<https://www.housingnorth.org/nwm-housing-summit>)

**Stay tuned as we share more details about sponsors, speakers, keynote, agenda, and more!**