

**Town of La Pointe
Affordable Housing Advisory Committee
Tuesday July 12, 2022
9:00 am at Town Hall/Zoom
Minutes**

Members present: Jim Peters, Jane Vogt, Ken Myhre, Charlie Bertel, Tom Kromroy, Mark Pass, Lauren Schuppe, Lisa Sill and Marie Iannazzo
Members absent: Katie Sanders
Staff present: Michael Kuchta, Town Administrator
Public present: Bob Hartzell
Christine Stanton

1. Call to Order/Roll Call

The Affordable Housing Advisory Committee (AHAC) meeting was called to order by Jim Peters, Vice-chair at 9 a.m.

2. Public Comment

Lisa mentioned the MISA cabins as potential winter housing options. Jim said this should be put on the next agenda.

3. Minutes of the following meetings to be considered for approval:

A. June 14, 2022

Motion by Charlie to approve the AHAC minutes of June 14, 2022, seconded by Ken, all ayes. Motion Carried.

4. Guest visit and conversations: Bob Hartzell

- Bob gave a background and overview of his property development plans for land he owns off Mondamin Trail.
- Michael gave Bob an overview of the AHAC's goals of creating year-round affordable workforce housing.
- Ken will set up a time to meet with Bob to look at potential land/lots; Lauren, Tom and Lisa will join if possible.
- Bob expressed willingness to work with the committee on their goals, including the possibility of donating land under the right conditions.

5. Reports and updates

A. Tom – Cinnaire Visit

- Cinnaire is a non-profit Community Development Financial Institution which started in MI and now works in multiple states. They have many divisions ranging from developer to construction manager to financial advisor.
- Tom, Katie and Michael met with Chris & Jerrell from Cinnaire. They drove around island and looked at Town property on Sunny Slope, Bob Hartzell's property off Mondamin and toured the dorm buildings at Madeline Island School of the Arts. Tom reported the Cinnaire representatives have a good feel of the island.

- Tom stated that Cinnaire, in a previous project on Mackinac Island, was able to build 24 units on less than 3 acres and maintain it as the rental property owner.

Discussion on doing a market analysis:

- Cinnaire said a market analysis should be the next step.
- They estimate this will cost up to \$10,000.
- Michael looked into state funding thru the Federal Community Block Grant Program, but was discouraged from applying because only a portion of the analysis might be eligible (based on income restrictions), and the small amount of the grant might not be worth the hoops we'd have to jump through.
- Michael stated the AHAC has money in their budget to cover this cost and that other grants could be applied for.

Motion by Jane to recommend the Town Board authorize doing an RFP for a market analysis on affordable housing on the island, seconded by Lauren, all ayes. Motion Carried.

Discussion on land trusts:

- Tom, Charlie and Lisa will investigate what is necessary to set up a land trust.

B. Update on WHEDA

Michael reported they have moved into the ideation phase and have created 3 work groups; creative building, closing rural funding gaps, and creating development friendly communities.

C. Grant submission

Michael reported that Katie applied for a \$5,000 maximum grant from the Apostle Islands Community Fund.

D. External communication

How do we get more people aware of what we are doing? Katie sent a flyer to the Island Gazette, and committee members have copies to distribute. Mark will ask St. John's to include in their correspondence. Jane will ask Comprehensive Plan Steering Committee members to speak about this committee's goals when they meet with community organizations.

6. Recommendations to Town Board

Authorize doing an RFP for a market analysis on affordable housing on the island.

7. Public Comment

Charlie stated he was encouraged by what Bob Hartzell had to say.

8. Set Next Meeting Agenda and Date

Next meeting scheduled for Tuesday August 9, 2022, 9 am at Town Hall/Zoom

Lisa - MISA winter rentals
Land Trust Work Group
Jane – Habitat for Humanity
Town – Market Analysis RFP
Michael – WHEDA update
Katie – Grant Update
Ken – Hartzell Update

10. Adjourn

Motion by Tom to adjourn.

Minutes taken from recording and submitted by Dorgene Goetsch, Clerical Assistant
Minutes approved as presented 8/9/22.