

Town of La Pointe
Affordable Housing Advisory Committee
Thursday April 27, 2023
1:00 pm at Town Hall/Zoom
Minutes

Members present: Katie Sanders (Chair), Marie Iannazzo, Jane Vogt, Jim Peters, Ken Myhre, Mark Pass, Rachel Rosen, Lauren Schuppe and Cedar Schimke
Members absent: Charlie Bertel, Robert Kramer and Gwen Smith Patterson
Members on leave of absence: Lisa Sill
Staff present: Michael Kuchta, Town Administrator
Public present: John Carlson

1. Call to Order/Roll Call

The Affordable Housing Advisory Committee (AHAC) meeting was called to order by Katie Sanders at 1:01 pm.

2. Public Comment - None

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

A. April 11, 2023

Motion by Jim to approve the minutes, seconded by Marie, all ayes.

Motion Carried.

4. Recommendations to the Town Board regarding the Maxfield Research report

- Jane, Maire, and Lauren created draft recommendations to the Town Board. Jane noted this recommendation leaves the insight and specifics to a developer who has the experience in determining how many and what types of units should be built.
- Discussions on the 5 specific recommendations
 1. Approve a Request for Proposal (RPF) to engage a non-profit developer or other appropriate financial partner to assess, build and manage the first tranche of affordable rental housing development in La Pointe. – Michael K thought the timeline to have a developer decision by August was ambitious
 2. Donate, sell, lease or “make available” for proposal purposes town owned parcel XXX with a final distribution decision based on developer feedback and legal considerations. -- Robert asked in an e-mail to not limit a developer to specific Town property. Jane clarified that this recommendation is just to identify a parcel for proposal purposes, not locking a developer into a certain property. Specific property requests could be made at a later time if and/or when a parcel is decided on. Michael K talked about previous discussions with the Town Board, which identified the approximately 3-acre parcel on Big Bay Rd. (adjacent to Capser Trail).
 3. Develop in conjunction with the Affordable Housing Committee operational governance structures that ensure that new rental housing remains affordable long-term, through the use of an MOU, commission, consortium, community land trust or similar tool and that the building management is sustainable based on the

business model. – Michael K talked about the WHEDA regional community land trust being looked at and suggested this may be premature to recommend.

4. Consider zoning modifications and other tools that can increase the viability of potential projects. – Michael K stated this would be needed in some form for any parcel to be developed.
5. Encourage collaborative networks to repurpose a building for a multi-purpose community center that includes community programming and affordable rentals and a business model that is sustained by revenue generated through both. – Lauren talked about discussion at the last Library Board meeting regarding research into the feasibility of acquiring the Bell Street Tavern and the uses/needs it could fill.

Motion by Jane to recommend to the Town Board items 1 (approve RFP), 2 (Big Bay Road land adjacent to Capser Trail) and 3 (zoning modifications as needed) and to table items 3 and 5, seconded by Mark, all ayes. Motion Carried.

5. Public Comment - None

6. Set Next Meeting Agenda and Date

Next regular meeting scheduled for Tuesday 5/16/2023, 1 pm at Town Hall/Zoom.

7. Adjourn

Motion by Marie to adjourn, seconded by Rachel, all ayes. Motion Carried.

Minutes taken from recording and submitted by Dorgene Goetsch, Clerical Assistant
Minutes approved as presented 5/16/23. D. Goetsch, Clerical Assistant