

**Town of La Pointe
Affordable Housing Advisory Committee
Thursday March 13, 2025
5:00 pm Town Hall/Zoom
Minutes**

Members present: Katie Sanders (Chair), Charlie Bertel, Michael Kuchta, Mark Pass, John Nielsen, Samantha Dobson and Lois Carlson
Members absent: Jim Peters and Jackie Noha
Staff present: Max Imholte, Town Administrator

1. Call to Order/Roll Call

Meeting called to order by Katie at 5pm.

2. Public Comment

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

A. February 13, 2025

Motion by Charlie to approve the minutes as presented, seconded by Lois, all ayes. Motion Carried.

4. Discussion Topics

A. AH1 Zoning – Jim Peters

Motion by Michael to postpone 4A, seconded by Sam, all ayes. Motion Carried

B. Summary of state funding opportunities

1. Permission to apply for WHEDA infrastructure access loan

Michael gave a quick overview of the loan program which includes loans at 1% interest. He has additional questions regarding the qualifications which he will research.

Motion by Michael to ask the Town Board to authorize this committee to pursue an application through the WHEDA Infrastructure Access Loan Program, seconded by John, all ayes. Motion Carried.

2. HOME-ARP Affordable Housing Program

- Consensus that this program is more focused on homelessness and our focus is on workforce housing.
- Charlie mentioned he will set up a meeting with LISC (Local Initiatives Support Corporation) to explore funding options.

C. Which kind of housing to pursue (modular, One ~~Root~~ Roof, Other)

Mark has been in contact with a contractor (Ideal Homes) who builds modular homes. They are currently building a multi-unit complex in Grand Marais. Mark will set up a date in April for them to visit the island to view our site and present information on their products.

D. Management model (Housing Authority, Holding Company, Cheqbuilt)

- Discussion on whether to focus on rentals or homes for purchase, consensus that a housing option (single family or multi-unit) has to be decided on first.
- John will research rent to own options which stay affordable.
- Michael noted that the Town can create a Housing Authority and it can be extended out of the area of operation. Charlie said the Bayfield Housing Authority is not interested in managing our project. He will reach out to the City of Ashland Housing Authority to see if they would have interest.
- Michael asked Max to contact the state to see if their Innovation Grant would support this type of collaboration.

5. Public Comment

6. Set Next Meeting Agenda and Date

Next meeting scheduled for Thursday 4/10/25 at 5pm

10. Adjourn

Motion by Sam to adjourn, seconded by Mark, all ayes. Motion Carried.

Minutes taken from recording and submitted by Dorgene Goetsch, Clerical Assistant
 Minutes approved as corrected 4/10/25. D. Goetsch, Clerical Assistant