



**HOUSING TASK FORCE
Draft Meeting Minutes
December 14, 2010**

Present:

Carol Moorman, Foundation for Mental Health
Jim Carruthers, City of Traverse City
Ron Crummel, Leelanau County Planning & Community Development
Glenn Puitt, Michigan Land Use Institute
Virginia Coulter, Traverse City Housing Commission
Brandon Fewins, Senator Stabenow
David Dennison, Senator Levin
Bob Long, USDA
Jean Derenzy, Grand Traverse County Planning & Development
Jeff Vitton, Grand Traverse County Planning & Development
Bob Carstens, Acme Township
Jennifer Hutchinson, Grand Vision Engagement Coordinator
Becky Ewing, Rotary Charities
Jon Hoover, Traverse City Area Public Schools

Staff:

Sarah Lucas, Northwest Michigan Council of Governments
Matt McCauley, Northwest Michigan Council of Governments

A. Welcome and Introductions

B. Consideration of Agenda

The agenda was accepted as presented.

C. Consideration of October 12, 2010 Meeting Minutes

The minutes were accepted as presented.

D. Updates

a. Housing Trust Fund

Sarah Lucas and Jean Derenzy updated on the housing trust fund that was established last month by the Grand Traverse County Board of Commissioners. S. Lucas noted that the Northwest Michigan Council of Governments has established a nonprofit called the Northwest Alliance for Sustainable Communities, which will be creating a housing committee to discuss opportunities for housing trust funds on a regional level.

b. Advocacy/Civic Engagement

S. Lucas updated that video interviews have been completed, and NWMCOG staff is working on editing and compiling the housing video. She added that the Grand Vision Growth and Investment group will be holding a summit on March 1st, which will be focused on issues relevant to cities and villages. A housing breakout will be included in the summit. The Advocacy Committee has suggested a land bank presentation with discussion on the housing trust fund, for the housing breakout.

E. Grand Vision Engagement Strategy

Jennifer Hutchinson explained the county teams that are working to promote the Grand Vision in their individual counties. These teams will ideally include representatives from nonprofits, social groups, local government, human services, faith based groups, etc. and will identify potential collaborative opportunities between groups on specific issues. She requested housing representation on each county team. We would also like to have representatives from each county attend each of the issue networks.

Glenn Puitt provided copies of articles recently developed as a special communications project of the Michigan Land Use Institute. The focus is on working families and families in poverty in rural Michigan and will complement the work of the Grand Vision and the Poverty Reduction Initiative. The series will provide in-depth stories and recommendations on housing, energy, transportation, and local food issues. As part of this project we'll be organizing people to get involved. V. Coulter suggested playing up the housing website as part of the articles.

F. Student Homelessness and Housing

Jon Hoover, of the Traverse City Area Public Schools STEP program, explained Traverse City High School and student housing needs. 450 youth are considered homeless under federal guidelines, but we estimate that number represents only about 40% of all those that are actually homeless, so the number is probably closer to 1000. He discussed current options for homeless youth, including Pete's Place, which is geared towards runaways with a typical stay of about two weeks. This is an option for some kids but not all; there are many students at TC High that are in a crisis situation that has to be addressed immediately. He discussed options such as a dorm style housing situation on school property that would allow other opportunities, such as night classes to teach life skills. The group discussed possibilities for student housing including an arrangement similar to SAFE Harbor, with volunteer staff. Becky Ewing suggested applying for a Rotary Charities planning grant, which would enable the school to do the necessary feasibility studies to initiate a project such as this.

G. Grand Vision Growth and Investment Network – Capital Demands

S. Lucas referred to the spreadsheet handout. The Growth and Investment Network has been exploring costs for Grand Vision implementation in cities and villages, and are working to put costs to goals and objectives of the Grand Vision networks, including the Housing Task Force. The spreadsheet is based on per unit costs for construction and rehab of housing in the 5 county area covered by the 2009 Housing Needs Assessments. The total cost to meet the recommendations in the needs assessments would total around \$333 million. This includes private, unsubsidized development. The group discussed options for further breakouts of this amount, including identifying percentages that may be covered by tax credits, MSHDA subsidy, etc., which could make this a valuable awareness tool for local governments and others.

H. 2011 Housing Task Force Meeting Schedule

Meetings will be held the second Tuesday of every other month beginning in January. Committee meetings will be held on "off" months at the same time. All meetings will be held in the new NWMCOG offices, located at 600 E Front Street in Traverse City. See attached schedule.

I. Roundtable Discussion and Announcements

Brandon Fewins updated that Senator Stabenow is now the chair of the Agriculture Committee. There will be a heightened focus in this group on agriculture preservation and specialty crops, as well as a renewed focus on rural development.

Jim Carruthers stated that the City Commission will be receiving bids on the Depot Property. Habitat for Humanity and Homestretch are working on a proposal that would include about 28 energy efficient units on the property.

V. Coulter updated that the Housing Commission is moving its offices back to Riverview Terrace. She added that the annual meeting of the Continuum of Care was held last week. The Continuum of Care has brought \$10 million to the region since it formed in 1996.

Bob Long reported that \$1.2 billion has come to the state of Michigan through USDA and discussed specific programs for the Grand Traverse region.

Carol Moorman updated that Goodwill is working on a housing project for veterans in Otsego County.

B. Ewing explained the Sustainable Communities initiative of the Home Depot foundation, which could present funding opportunities for this group.

Ron Crummel stated that the Leelanau County housing program recently sold 3 homes in Suttons Bay, which were built on property sold to the County by St. Mary's church. An additional 2 homes are for sale in the Village of Northport.

The meeting was adjourned at 10:45 a.m.