



2nd Thursday of the Month (No Meeting May & Dec.)
395 Third Street, Manistee, MI

Work Group Notes: April 12, 2018

Next Meeting: June 14

House Manistee Vision: There is attainable housing for all people who live, or want to live, in Manistee County

<p style="text-align: center;">Policy</p> <p><i>Goal: Coordinate and create planning & zoning tools to encourage greater housing choices and position communities to be in a state of readiness.</i></p>	<p style="text-align: center;">Resources</p> <p><i>Goal: Coordinate and educate about existing resources and identify gaps in resources available.</i></p>	<p style="text-align: center;">Finance & Incentives</p> <p><i>Goal: Encourage private, public and non-profits to utilize incentives and find alternative funding sources.</i></p>	<p style="text-align: center;">Communication</p> <p><i>Goal: Understand and communicate where the critical need is in order to strategically target resources and achieve public consensus.</i></p>
<p><u>Attendance</u></p> <ul style="list-style-type: none"> ● Steve Parsons, Planning, LRBOI ● Margaret Batzer, MC Board of Commission ● Jim Goodwin, Resident ● Mark Bergstrom, MC Board of Commission ● Rob Carson, MC Planning Department Director 	<p><u>Attendance</u></p> <ul style="list-style-type: none"> ● Judy Crockett, HSCB Executive Director ● Val Bergstrom, Resident ● Mark Bergstrom, MC Board of Commission ● Clinton McKinven-Copus, Ex. Dir., Housing Commission ● Robin Paulus, Love INC. ● Tina Bowers, ● Cyndy Arneson, Staircase Youth Services 	<p><u>Attendance</u></p> <ul style="list-style-type: none"> ● Laura Heintzelman, President, MC Community Foundation ● Jeff Dontz, MC Board of Commission ● Mark Bergstrom, MC Board of Commission ● Tina Bowers, 	<p><u>Attendance</u></p> <ul style="list-style-type: none"> ● Sarah Lucas, Director of Community Development, Networks Northwest ● Jeff Dontz, MC Board of Commission ● Mary Ann Behm, Executive Director, Launch Manistee ● Stacie Bytwork, President, Manistee Area Chamber of Commerce ● Rose Frosdick, Director, 211 Manistee ● Kevin Hughes, Superintendent, Onekama Schools ● Eric Gustad, Consumers Energy ● Mark Bergstrom, MC Board of Commission ● Tin Bowers, ● Rob Best, MI Works
<p><u>Short Term Strategy Question</u></p> <ul style="list-style-type: none"> ● What strategies can our communities use to make them more Developer Friendly? Based on best practice recommendations from Networks Northwest, ensuring residential zoning is allowed by-right in most zoning districts, including commercial, is a really good first start. ● What are the barriers of zoning administrators, other inspectors, people, and other professionals? 	<p><u>Short Term Strategy Question</u></p> <ul style="list-style-type: none"> ● What is the best way use the Resource Continuum developed to help people gain access to the resources available? What are the disqualifiers and how best to identify them? ● How many people are using Supportive Housing resources? ● A major gap in resources is training/education/seminars to understand responsibilities as a renter 	<p><u>Short Term Strategy Question</u></p> <ul style="list-style-type: none"> ● What lenders in the community and Venture North (our CDFI) utilize FHA, MSHDA, and other USDA RD lending tools? How can we help people gain greater access to those resources? Are there other non-traditional lending opportunities? ● What are opportunity zones and are they really an opportunity? 	<p><u>Short Term Strategy Question</u></p> <ul style="list-style-type: none"> ● What would it take to create a “Homegrown Investment Group”: local entrepreneurs who form an investment group that target their investment activities on a project; success builds on success, one project at a time. ● What are the most important House Manistee talking points? Creation of a communication strategy.

	<p>and a landlord, what are the possibilities in filling this gap and who would provide the service?</p> <ul style="list-style-type: none"> ● Is there a possibility of creating a MCCF fund to help people get important documents necessary for the application process for housing? (birth records, drivers license, social security card) 	<ul style="list-style-type: none"> ● Is a Land Bank still a priority of the County Treasurer's office and if so how can we help establish this program? 	<ul style="list-style-type: none"> ● Are public officials looped into House Manistee efforts? ● Question for Sarah L.: What are the top things that House Manistee can do to make immediate and meaningful impact to ensure attainable housing for all people? <ol style="list-style-type: none"> 1. Reduce the complexity of the development process at the local level. 2. Include medium density residential uses within existing residential areas and commercial areas. 3. Encourage communities to offer land to developers at cost, or reduced cost. Community may want to consider buying foreclosed land and selling to developers.
<p>Task</p> <ul style="list-style-type: none"> ● Evaluate Housing related zoning: City of Manistee, Manistee Township, Filer Township. ● Create Developer Friendly Residential/Housing related Zoning Ordinance template for City of Manistee, Manistee Township, Filer Township to consider. ● Distribute "Welcome to House Manistee" materials to all municipalities. ● Meet and greet event with all County Zoning Administrators ● Meet with area industry to discuss public-private partnerships in providing housing options. 	<p>Task</p> <ul style="list-style-type: none"> ● Centralize supportive housing resources. ● Launch four seminars: 1. Cleanliness, 2. Financial decision making, 3. Communication, 4. Understanding your finances. ● Explore modifying the MCCF Homelessness Prevention Fund to utilize it for helping people pay for documentation necessary for applications to housing. 	<p>Task</p> <ul style="list-style-type: none"> ● Invite Russ Pomeroy to the June meeting. ● Convene lenders to discuss housing lending opportunities. ● Determine if, and how, to best utilize the newly created Opportunity Zone in the City of Manistee. ● Meet with MCCF to discuss the Homelessness Prevention Fund. 	<p>Task</p> <ul style="list-style-type: none"> ● Inspire the creation of a "Homegrown Investment Group". ● Generate a communication strategy <ul style="list-style-type: none"> ○ Clear and easily understandable. ○ Housing gaps ○ Policy issues ○ Resources available ○ Financing challenges ○ Offers some solutions ○ Incorporates stories/case studies of youth ○ Show leakages in housing options ● Motivate Filer and Manistee Twp. to participate in the Redevelopment Ready Communities Program at MEDC.