

**Ad Hoc Affordable Housing Committee  
of the Community and Public Works Committee (CAPP)  
January 22, 2010**

Committee members present: Aimee Baxter, Chair; Nick Nelson, Vice Chair; Linda Fuller, alternate

Committee members absent: Deena Schuppe, Anne Lacy and Nora Taylor

Public present: Rick Fairbanks, Habitat for Humanity

**1. Call to Order.**

Affordable Housing Committee meeting called to order by Chair, A. Baxter at 1:07 pm.

A quorum of the committee is in attendance as reflected in the members listed above.

**2. Discussion and/or Approval of the following minutes:**

**A. September 23, 2009**

Motion by A. Baxter to accept the September 23, 2009 Affordable Housing Committee minutes as presented, second, N. Nelson. All in favor, three ayes. Motion carried.

**B. October 21, 2009**

N. Nelson will have these minutes for the next meeting.

**C. November 18, 2009**

Motion by A. Baxter to approve the November 18, 2009 Affordable Housing Committee minutes, second, N. Nelson. All in favor, three ayes, motion carried.

**3. Meet with Rick Fairbanks and discuss potential for projects with Habitat For Humanity on Madeline Island.**

N. Nelson said at this time the Ashland County Housing Authority is looking for funds to build a duplex and a four-plex on two sites they have prepped.

Rick said there are 8-9 people on the Habitat for Humanity board. Three new homes have been built in the last three years and for the last three years about \$67,000/year in grant money has been received from Thrivent Financial for Lutherans. Habitat applied for this grant in 2010 but did not receive funds.

Rick said if Habitat for Humanity entered into a partnership with the Island they could bring about \$30,000 to the table. The \$30,000 would come from the principal on the seven mortgages they hold, about \$12 - \$14,000 from fundraising and \$6-7,000 in grants. Costs to build a home in Ashland, including the lot are about \$85,000 - \$95,000.

Rick said homeowners have to meet criteria set by Habitat for Humanity; basically, families in a certain income range who can make the payments.

Question if a home could be funded that was built on town-owned property. Rick said though they have never built on town-owned land they would be open to that possibility.

Rick said the board is strongly committed and very enthused about a building a house on the island. In order for this to work volunteers would have to come from the island, as having people come over here from Ashland would be cost-prohibitive. Homes are also built where they can be connected to city water and sewer. Costs for a \$90,000 home is broken down into: cost of lot (\$10-\$14,000), materials (\$30- \$35,000); the remainder

goes to professional subcontractors for concrete, plumbing and electrical work as subcontractors will donate part of their labor but not all.

N. Nelson said finding island volunteers would not be a problem, however, the majority of land on the island does not have access to water or septic. Rick said he would have to check with his board in regards to that.

Rick said the Habitat for Humanity region includes Chequamegon Bay from Red Cliff to Odanah. The by-laws could be changed to include Madeline Island.

Short discussion of Town donated land. A. Baxter said affordable housing is a priority in the island's comprehensive plan.

Rick said a joint meeting would be held between this committee and the Habitat Board or a representative from this committee could sit on the Habitat Board which meets the second Tuesday of each month. Once the Habitat board approves the project a meeting takes place with the person in charge of fundraising and the process of selecting a family begins along with the understanding that a home may not be built this summer.

Question if the family has to be an island resident. Rick said typically Habitat builds homes for those families in their region. He would have to talk to his board about this.

Question if Habitat for Humanity would partner with this committee or the Town Board. The Affordable Housing Committee is a subcommittee of the Community and Public Works Planning Committee and is made up of volunteers who are approved by the town board. Any agreements would have to be approved by the Town Board but this committee could be the representative in a partnership with Habitat for Humanity.

Short discussion if stipulations could be placed on donated land.

Rick asked if there is any money in the Town budget for this type of project. Wendy Kloiber would offer advice for nothing but if she could be paid some money she might run the fundraising campaign.

#### **4. Ashland County Housing Authority ongoing project discussion.**

N. Nelson has talked to Denise Lutz, Executive Director, Ashland County Housing Authority and she has not come back with anything. A. Baxter has emailed Denise, also, as to how the project is proceeding and has not heard back.

#### **5. Set Agenda and next meeting date and time.**

Next meeting will be held on 16, 2010 at 6:00 PM

Agenda items: Habitat for Humanity update; Ashland County Housing update; October 21<sup>st</sup> and January 22<sup>nd</sup> minutes; Town Board recommendations and questions.

Short discussion of how to approach local contractors about donating volunteer hours.

Rick said this year they had a site supervisor, a retired contractor, who was at the project site each day which worked out very well.

#### **6. Adjourn.**

Motion to adjourn by A. Baxter, second, N. Nelson. All in favor, three ayes, motion carried.

Meeting adjourned at 1:50 pm.

Minutes taken from recorder and respectfully submitted by Kathy Erickson, clerical assistant

Minutes approved as presented March 16, 2010