

**Ad Hoc Affordable Housing Committee
of the Community and Public Works Committee (CAPP)
June 28, 2010**

Committee members present: Nick Nelson, Vice Chair; Deena Schuppe, and Linda Fuller, alternate

Committee members absent: Aimee Baxter, Chair; Nora Taylor and Anne Lacy

Public present: Jan Smith and Marina Lachecki

1. Call to Order.

Nick Nelson, Vice Chair calls the Affordable Housing Committee to order at 6:07 pm

A quorum of the committee is present as reflected by the members shown above.

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

A. May 18, 2010

May 18, 2010 minutes tabled so the minutes can be updated with Anne Lacy's suggested change which is: add to agenda item 6: Fundraising options. *Discussion of a possible fundraiser similar to the dance fundraiser that is to be held for St. John's Church.*

B. May 25, 2010

Motion by D. Schuppe to approve the May 25, 2010 minutes as submitted. Second, N. Nelson. All in favor, 3 ayes, motion carried.

3. Resignation of Committee member; post for new committee members.

Motion by N. Nelson to accept, with regret, Anne Lacy's resignation. Second, D. Schuppe. All in favor, three ayes, motion carried.

4. Habitat For Humanity update and discussion.

L. Fuller reported on the meeting she and Jan Smith attended with the Habitat for Humanity Board in Bayfield. Habitat Board members present were Tom Wojchiechowski, secretary, Dick Mercier, Rick Fairbanks, president and one other board member.

The Habitat Board gave a short history of their organization and expressed concern that because present members were either retiring or re-locating the program might not continue. Rick Fairbanks suggested that Marina Lachecki and Jim Kasperson could become involved in the recruitment of new members.

The board went on to say that their annual report, which is usually completed in February is not done.

A full Habitat Board is required in order to change the by- laws to include Madeline Island in the region that Habitat serves.

L. Fuller said the Habitat board wanted to know what the mill rate and insurance costs are on the Island as these costs would affect the monthly costs of a home. The Habitat Board would also like to see specific commitment amounts.

The next Habitat for Humanity board meetings are July 13, 2010 and August 10, 2010. The Board would be willing to meet on the Island.

Jan Smith said Habitat currently covers Ashland, Washburn Bayfield, Red Cliff and Odanah. The Habitat Board needs a minimum of 12 members but they have built 3 houses in 3 years with 6-8 members. The majority of funding came from the Lutheran Church, except for last year. There is private funding available; applications are due quarterly; the next one due August 1st.

Jan said Andy Herriot, who has been involved internationally with Habitat will be on the Island tonight. Andy has suggested that this committee go for all the state and federal grant money available for affordable housing. Question if the committee has looked into self help programs.

The last house Habitat built cost \$90,000, including the lot. If a \$90,000 home were built on the Island an additional 30% would be added to cover Island costs. An assessment on a \$90,000 home on the Island would be approximately \$120,000 because of the location. A family would pay taxes on this assessed value. Insurance rates are also higher on the Island. These types of costs might push a family into being unable to afford the monthly payment. Habitat said the maximum house payment any one of their six mortgagees is paying is \$450/month.

Concern expressed that if four or five people from the Island join the Habitat Board you would be coming from a different perspective: the Island would become the organization and as a board member your goal is to spend Habitat dollars in the best possible way. If a house can be built for \$90,000 in Ashland as opposed to \$120,000 on the Island, the \$90,000 house would most likely be built. However, just because a project costs more because of location should not matter if housing is needed.

Lengthy discussion on how much energy and money this committee would want to put into a board that is struggling. A red flag is that the people who would be on the Habitat board are already members of the Island Affordable Housing committee.

Another red flag is the perception that everyone on the Island is well off.

Suggestion by Marina to go slow, research alternatives for six months and look at self help home options. The information requested by Habitat can be sent such as mill and insurance rates. Jan said to be on the Habitat board would take a minimum of two hours a month for committee meetings, and 2 hours for board meetings, not including travel time.

Marina said she will attend the July 13th Habitat board meeting. She has worked with many of the people involved with Habitat and suggested we be honest and say that this committee is not ready to join the Habitat Board but we are not ready to say no, either. We are committed to the Island but because of our commitment to people everywhere we have sent crews over to work on Habitat projects and that is documented. Marina said she and Jim would serve on the nominating board.

Agreement that we need to articulate better the situation that exists on the Island.

Consensus of the committee to research self-help homes instead of trying to get too much done too fast. We need to look at the long term, create our own volunteer base, contact the Madeline Island Foundation and look at other funding options.

Suggestion to hold a Housing Fair at the Rec Center and invite organizations from Ashland County to present their information. There are also corporate donations for windows, etc that could be available. The committee will discuss these options in more detail at their meeting in July.

A big thank you from the committee to Marina and Jan.

5. Fundraising options for Habitat Home.

Not discussed.

6. Ashland County Housing Authority update and discussion.

Short discussion of the offer to assist with elderly housing on the Island. Marina will contact those who have expressed interest to see if they would attend an Affordable Housing Committee meeting.

D. Schuppe will contact Denise Lutz for an update of the Ashland County Housing Authority project.

7. Set next meeting and agenda.

The next Affordable Housing committee meeting is scheduled for July 22, 2010 at 6 pm. Agenda items will be: Call to order, minutes, Habitat discussion, discussion of bringing resources to local people, Housing Authority discussion and set next meeting and agenda.

8. Adjourn.

Motion by N. Nelson to adjourn, second, D. Schuppe, all in favor, three ayes, motion carried.

Meeting adjourned at approximately 7:00 pm

Minutes taken from recorder and respectfully submitted by Kathy Erickson, Clerical Assistant.

Minutes approved as submitted July 22, 2010