

OTTAWA COUNTY HOUSING COMMISSION

DATE: January 4, 2024

PLACE: Ottawa County Fillmore Complex, Conference Room F

PRESENT: Holly Cole, John Gibbs, Pat Harmon, Klynt Marcusse, Jared Schuitema

ABSENT: None

STAFF: Paul Sachs, Pam Vanden Heuvel, Kylie Vosburg, Ben Wetmore

PUBLIC: David Barnosky, Jose Capeles, Brian Davis, Ryan Kilpatrick, Peter Kooshian, Lindsey Reames, Tom Reinsma, Chris Uhl, Don Wilkinson, *and other attendees that did not sign-in*

CALL TO ORDER

President Gibbs called the meeting to order at 10:00 a.m. A quorum was present to do business.

APPROVAL OF AGENDA AND MINUTES

HC 24-01 Cole moved to approve the Agenda for January 4, 2024. The motion passed.
UNANIMOUS

HC 24-02 Cole moved to approve the Minutes from September 14, 2023. The motion passed.
UNANIMOUS

ANNUAL REVIEW OF RULES OF PROCEDURE (I.E. BYLAWS)

HC 24-03 Cole moved to approve the Rules of Procedure (i.e. Bylaws). The motion passed.
UNANIMOUS

ELECTION OF OFFICERS

HC 24-04 Schuitema nominated John Gibbs as President.
There were no additional nominations.
The motion passes as shown by the following votes: Yeas: Cole, Harmon, Marcusse, Schuitema (4) Abstentions: Gibbs (1)
UNANIMOUS

HC 24-05 Gibbs nominated Jared Schuitema as Vice President.
There were no additional nominations.
The motion passes as shown by the following votes: Yeas: Cole, Gibbs, Harmon, Marcusse (4) Abstentions: Schuitema (1)
UNANIMOUS

HC 24-06 Gibbs nominated Pam Vanden Heuvel as Secretary.
There were no additional nominations.
The motion passes as shown by the following votes: Yeas: Cole, Gibbs, Harmon, Marcusse, Schuitema (5)
UNANIMOUS

OLD BUSINESS

Ryan Kilpatrick (Housing Next) and Chris Uhl (IFF) presented to the Commission an update on the Revolving Loan Fund (RLF) implementation. Continuous outreach and education is ongoing about the fund; the Commission was asked to help identify any area employers who may be willing to contribute financially to the fund. IFF is preparing an informational, data-centric report, pursuant to its contractual obligations, in order for the County to better understand the impact of its contributions to the fund. Uhl asked the Commissioners what metrics are necessary to include above and beyond general reporting requirements; metrics such as cost per unit, geography, and market rate deals were mentioned. The Commissioners also discussed the need to pursue a housing demonstration project with a local unit of government(s) that incorporates incentives as a means to activate more creative housing opportunities, combined with local zoning modifications, to help increase new housing stock options for residents. The Commission also discussed the mechanics of community land trusts and how they can play a role in facilitating housing needs, as well as opportunities within existing manufactured/mobile home communities.

NEW BUSINESS

None

PUBLIC COMMENTS

Public comments were made by the following:

1. Tom Reinsma
2. Dave Barnosky
3. Peter Kooshian

OTHER BUSINESS/DISCUSSION ITEMS

Lindsey Reames and Jose Capeles presented to the Commission an update on the Grand Rapids Housing Commission's (GRHC) recent enrollment process for Housing Choice Vouchers (HCVs). They also shared that due to the fair market rents (FMR) in Ottawa County being higher than the average FMR that HUD uses for HCVs that GRHC is suggesting a study of local rental rates be completed. The study, if conducted, would be used to appeal to HUD for an increase in its FMR calculation for Ottawa County. GRHC is currently looking for partners to fund this study. Reames also informed the Commissioners that HCVs may be used towards lot rent (mobile homes) and towards mortgages.

President Gibbs noted there are articles included in the packet for review.

President Gibbs stated that the next Housing Commission meeting is scheduled for Thursday, February 1, 2024 at 10:00 am.

ADJOURNMENT

HC 24-07

Schuitema moved to adjourn the meeting at 11:51 a.m. The motion passed.

UNANIMOUS