****

**Tax Credits**

July 8, 9 AM

United Way

115 Clover

Holland

**Minutes**: Marge DeBlaay, Steve Grose, Josh Ghena, Chris Bennett, Stacy Pacanowski, Sue Harder

1. Welcome and Introductions

2. Minutes and Agenda

3. Strategies

* **Create a GIS Style Map**
  + Patrick reviewed the previous discussion about GIS mapping. Patrick suggested that Inclusionary Zoning Work Group take the responsibility of created the map tax credit work group needs.
  + What do we want mapped?
    - Zoning
    - Public Utilities
    - Public Transit
    - Employers
      * Top 20 employers with 100 employees or more

**and** the most 60% of AMI threshold.

* + - * Temporary employees
    - Existing Tax Credit housing
    - HUD Supported Housing
    - Walk Score
    - Abandoned industrial space and specific parcels that a government wants redeveloped (see Master Plans, do a survey)
    - Current vacancy rates
* **Identify developers and match with local governments**
  + Review housing studies
    - City of Holland Target Market Analysis
    - 2008 Ottawa County Housing Needs Assessment
  + Developer > ID’s Municipality that wants a project > Developer will put out an RFP for syndicators > Create Plan > Apply LIHTC
  + How do we find organizations and developers?
    - Developers will drive the process due to profit or mission.
    - Must show municipal support in the LIHTC application
    - Present information to room of developers
  + How do we know what the local government will support in regards to tax credits?
    - Five year plans
  + Still need a lot of education.
  + Spring Lake has just been awarded TC for Senior Development
  + Developer > ID’s Municipality that wants a project > Developer will put out an RFP for syndicators > Apply LIHTC
  + 3 Year Process
  + Measure number of applications for LIHTC

**ACTION PLAN**

* + Get municipalities on board
    - Details to be determined at next Tax Credit meeting
  + Present findings (map, etc) to a group/community conversation of developers advocating for the target population.
    - MSHDA list of Tax Credit Awards
    - Michigan Housing Council
  + Ease of Implementation / Impact **3/8**
* Acquire and rehab
  + No action
* Construct new units
  + No action

6. **Next Meeting Agenda:**

**(**Lyn will communicate via Meeting Wizard)

* **Create agenda for the meeting with Municipalities**
  + Approach from the advocacy standpoint taking business representatives
    - “I need housing for my people.”
  + What is the agenda at these meetings?
  + Which municipalities and businesses should be included?
  + Talking Points
    - What are your concerns?
    - What are the barriers to affordable housing in the community?
    - Data from Chris Bennett re Garfield Park
  + Outcome: Letters of Resolution
* **Follow-up with county re GIS MAP**