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**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**