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**Tax Credits**

August 12, 9 AM

United Way

115 Clover

Holland

Minutes

**Present:** Chris Bennett, Steve Grose, Stacy Pacanowski, Shirley Reenders, Sue Harder, Marge DeBlaay, Lyn Raymond, Patrick Moran

1. Welcome and Introductions
2. Update: GIS Mapping
* Lyn reported that the GIS department has begin to gather the missing data points for the different map layers. The Inclusionary Zoning Work Group will continue to facilitate this process.
* Shirley suggested adding wetlands areas and flood plains to the map.
1. Create agenda for the meeting with municipalities
* What do we want municipalities to know?
	+ The “why.” What affordable housing is needed in their municipality?
	+ The “who.” Who needs affordable housing?
	+ What does lack of affordable housing mean? Lower discretionary spending, for example.
	+ Who supports the case for more affordable housing?
	+ Default Future vs Preferred Future
	+ Who we are?
	+ What are the municipalities concerns about affordable housing?
* What do we want them to do?
	+ Provide appropriate zoning for a tax credit project
	+ Site plan approval, PILOT and all other requirements
	+ Be supportive
		- Letters of support, advocacy
* Logistics
	+ Who would go?
		- Work Group members especially developers
		- Business owners in the particular municipality
		- Big taxpayers
		- Representative of the ALICE demographic perhaps someone from the designated employer or municipality.
	+ How to prioritize
		- GIS Map will indicate where
		- Census
	+ Timeline
		- Maybe meet with developers first and share what we found.
1. Create agenda for community conversation of developers advocating for the target population.
* Educate the developers on the issue.
* What is your experience with affordable housing projects?
* What are the barriers to doing affordable housing?
* What can we do to remove the barriers?
* Ideation – What might we do?
1. Next Steps
* Chris will map out LIHTC process
* Lyn will gather LIHTC projects due to expire in the next ten years.
* How many mission based developers are there?
* Create a network of landlords, organizations and developers to communicate about available programs, etc. (Private/Non-Profit Partnerships and Lakeshore Housing Alliance)
1. Next meeting
* Wait until map is complete.