

Town of Crystal Bay
Finland Home Solutions Steering Committee
Clair Nelson Finland Community Center


Minutes

October 9, 2024

- I. Attendance: Rachel Fleming, Pam Melby, Tracy Chaplain, Sarah Mayer, Jenna Pollard, Rachel Clark
- II. Lise Abazs called the Meeting of the Housing Steering Committee to order at 5:47pm.
 - A. **Introductions**
 - B. **Minutes/Notes from September 11th, 2024 approval** - Motion by Rachel Fleming seconded by Lise Abazs to approve.
 - C. **Committee Overview**
 - a. The committee began with a survey of the community. There was a lot of passion around the concept. But the community was against the term "affordable housing." This is why the committee is named "Home Solutions."
 - b. We are not looking to build big things, but to keep the character of Finland in the area.
 - c. Affordable housing was a major point of the Finland Comprehensive Plan from 2005, and also from the newest version of the plan as well.
 - d. Grant came through from ESMC, and the University might sign a contract
 - i. Mapping existing assets (tax forfeit, abandoned, etc), and understanding what is needed for each of the assets such as buildable land, water, septic, and acreage.
 - ii. Finding what the model of ownership in a community land trust would look like.
 - iii. Finding out how accessory dwelling units fit into current zoning, or what might need to change
 - D. **Lise Report:**
 - a. The township approved the continuation of the Committee at last month's meeting.
 - b. If we have more grant money available, we could possibly go past June of next year.
 - c. What exactly can we do to move the committee forward, preferably before January? And how do we present our information?
 - E. **Rachel's Report:**
 - a. Can we use leftover money (age friendly Grant) to do smaller project, such as grab bars for showers
 - i. We might be able to ask for an adjustment of where the funds can go to in January
 - b. Called Christine McCarthy, asking about ADUs, zoning, septic, etc. She says we can do it if the septic is up to date, we can add on to it to make it compliant. She is interested.

- c. Talked to Shawn Herhusky at IRRRB about ADUs. IRRRB has 6mil in a general housing grant to spend between last month and may (applying by may, use funds by 2027), matching funds, reimbursable, available to the Twsp to give to an individual to rehab, remodel, expand, or add adu, septic etc. The board of IRRRB would decide on projects to fund.
 - i. Shawn is willing to come/zoom in to a meeting in the future. Rachel will work on getting Shawn into the next meeting.
 - d. Narratives; turning our minutes into a digestible story for the public.
 - i. Tracy says there could be some Climate Impact Core members to help with this writing project.
 - e. Silver Creek Township has some sewer put in for a portion of the area. Rachel will give them a call.
- F. Tracy Chaplain, ESMC (Empowering Small Minnesota Communities):**
- a. ESMC will offer some researchers, faculty, associates to support the community to work on this project
 - i. Katie Janda is one of the leads on the project. She is an associate from the MN Design Center. She's not on faculty there, but in faculty at Oxford. She has not been given a proper contract, so she may not be working with us.
 - ii. Katherine Milun in Duluth legal scholar, US lead expert on the solar commons. Has 10 hours to support the project.
 - b. Tracy's draft scope of work is available to adapt and change, the ADU piece has been added.
 - c. We could probably get Ursula Lang to step in for a design piece. She has done some great work in Knife River, and we hope to bring that energy to our committee.
 - d. Final scope of work is only accepted after the community approves it.
 - e. Intended to set up communities to apply for the IRA dollars that they wouldn't otherwise be able to apply for, or know how to apply for.
- G. Discussion**
- a. We should be very clear about where the funding would be coming from. So that citizens know that there won't be any money coming out of the Township funds.
 - b. "Finland is worth investing in." It isn't a handout, but it's an investment. Not for any one individual, but for the community.
 - c. Anecdotal stories of people in the community were a large turning point for some of the people that were against the idea of the committee.
 - d. Wouldn't you rather have this problem be solved by the community, and not an outsider who is looking to make money. Change is coming, and we can have agency in it.
 - e. Where, exactly, is something like this working? What do those communities look like, and how did they achieve success, or what failures can we learn from?
 - f. Zoom call hashing out for what to do for January, and what is realistic between Lise, Rachel, and Tracy.

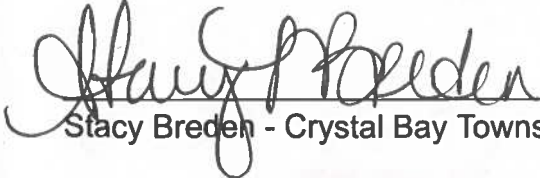
III. **Close Meeting:** Consensus to adjourn the meeting at 7: pm until November 13th at 5:30 p.m. at the Clair Nelson Finland Community Center.



Lise Abazs
Community Outreach Coordinator



Pam Melby
Committee Secretary



Stacy Breden - Crystal Bay Township Clerk

ORIGINAL

