

Agenda
Ottawa County Housing Advisory Board
West Olive Administration Building – Hickory Conference Room
12220 Fillmore Street, West Olive, MI 49460
Thursday, October 1, 2026, 10:00 am



1. Call to Order
2. Establish Quorum
3. Public Comments
4. Approval of the Agenda for the October 1, 2026 Meeting
5. Approval of the [Minutes](#) from the September 10, 2026 Meeting
6. Discussion Items
 - A. Revolving Loan Fund Enhancements (David DeVelder and Ryan Kilpatrick)
 - B. Financial Support for Homebuyers (Jennifer Johnson)
 - C. Lakeshore Advantage Housing Updates (Chris Marco)
 - D. Expansion of Housing Advisory Board Membership (Doug Zylstra)
7. Action Items
 - A. None
8. Public Comments
9. Other Business
 - A. Next Meeting: November 5, 2026 (10:00 a.m.)
10. Adjournment

UNOFFICIAL MINUTES**OTTAWA COUNTY HOUSING ADVISORY BOARD**

DATE: September 10, 2026

PLACE: Ottawa County Fillmore Complex, Hemlock Conference Room

PRESENT: Mark Allen, Ken Brune, Pat Harmon, Jennifer Johnson, Jerry Rabideau, Jared Schuitema, Doug Zylstra

ABSENT: Jim Barry, Steve Grose, Christopher Marco, Klynt Marcusse

STAFF: Becky Huttenga, Joe Pierce, Paul Sachs, Pam VanderMolen

PUBLIC: Lita Bazuin, David DeVelder, Erin Kamphuis (virtual), Debby Kasemeyer, Ryan Kilpatrick, Dave Rozman

CALL TO ORDER

Chair Harmon called the meeting to order at 10:00 a.m. Roll call was conducted and quorum was established. Introductions were made around the table.

PUBLIC COMMENTS

None

APPROVAL OF AGENDA AND MINUTES

HAB 26-04 Brune moved to approve the Agenda for September 10, 2026. Zylstra asked the board to consider amending the agenda to add a discussion on adding two additional seats to this board. The board discussed and decided to wait until a future meeting when all board members are in attendance. The motion passed. **UNANIMOUS**

HAB 26-05 Schuitema moved to approve the Meeting Notes from July 9, 2026 and the Minutes from August 13, 2026 Housing Advisory Board Meetings. The motion passed. **UNANIMOUS**

PRESENTATIONS

David DeVelder provided an overview of the current projects funded by the County's revolving loan fund (RLF) administered by IFF. Discussions included: 3Sixty project size, how HAB can assist IFF, projects launching soon, zoning reform, and grant opportunities. Schuitema asked DeVelder to add a column into his tracker spreadsheet showing rental vs. for sale units. DeVelder agreed. Board members requested development of a process map identifying key steps, decision points, responsible parties and barriers; an action plan with goals and milestones; and a red-yellow-green scorecard showing the status and impact of the County's \$10 million revolving loan fund.

DISCUSSION ITEMS

Ryan Kilpatrick provided an overview on the Developers Listening Session that took place on July 31 in collaboration with IFF and Strategic Impact. The session was held to identify strengths and weaknesses of the Fund from the developers' perspective since its inception in 2022 and to brainstorm meaningful ways to maximize the Fund moving

UNOFFICIAL MINUTES

forward to ensure it achieves and meets the expectations of the County in generating new housing stock. Discussions included: better/earlier communication/clarity with area developers, engagement with faith-based properties, process/journey mapping, enhanced employer involvement, more intentional education about the Fund and its availability within the community, and local zoning constraints to creating more housing units. Sachs reminded the Board that one of the tasks of the Board of Commissioner's 2026-2028 Strategic Plan is to hold a Countywide Visioning for Growth Summit with all local units of government. He informed the Board that they should have received an invite to register for the summit taking place on October 20. VanderMolen will resend the invite to HAB members following today's meeting. Sachs provided a presentation of an Overview of County Housing Needs, Current Activities, and Emerging Opportunities which included suggestions for direct HAB involvement. Sachs also reminded the Board of federal legislation called ROAD to Housing Act that was passed into law this summer but no funding is attached to accomplish the intended goals. Sachs states that identifying County priorities within the Act and then advocating for funding of those priorities with area legislators is an opportunity for engagement by the HAB as well. Sachs reminded the Board that the County-owned Holland Charter Township parcel is still in consideration for derisking by Strategic Impact to help launch new housing, and is hopeful to bring it in front of the Board of Commissioners soon for a greenlight.

Pierce provided an update on the Housing Stats Dashboard. Discussions included: software platforms, workforce living in surrounding counties, and the Housing Needs Assessment as the most reliable source of data.

Sachs handed out a written update provided by Chris Marco.

Chair Harmon asked the Board if forming any committee now on workforce housing or loan programs would be beneficial at this time. The Board discussed and determined it would be best to wait and continue learning more about challenges so can be as effective as possible.

ACTION ITEMS

None

PUBLIC COMMENTS

None

OTHER BUSINESS

Chair Harmon stated that the next Housing Advisory Board meeting is scheduled for Thursday, October 1 and informed staff he will be out of town but would be able to participate virtually. Schuitema and Brune informed staff they will be absent.

ADJOURNMENT

HAB 26-06 Schuitema moved to adjourn the meeting at 11:54 a.m. The motion passed.

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