

OTTAWA COUNTY HOUSING COMMISSION

DATE: June 4, 2026

PLACE: Ottawa County Fillmore Complex, Hickory Conference Room

PRESENT: Ken Brune, Pat Harmon, Klynt Marcusse, Jared Schuitema, Doug Zylstra

ABSENT: None

STAFF: Rich Lakeberg, Stephanie Oesch, Joe Pierce, Paul Sachs, Pam VanderMolen

PUBLIC: David DeVelder, Steve Grose, Barb Koning, Chris Marco, Dave Rozman, Estrellita

CALL TO ORDER

President Harmon called the meeting to order at 10:02 a.m. Roll call was conducted and quorum is established.

PUBLIC COMMENTS

None

APPROVAL OF AGENDA AND MINUTES

HC 26-29 Schuitema moved to approve the Agenda for June 4, 2026. The motion passed.
UNANIMOUS

HC 26-30 Brune moved to approve the Minutes from May 7, 2026. The motion passed.
UNANIMOUS

OLD BUSINESS

David DeVelder provided an overview of the current projects funded by the County's revolving loan fund (RLF) administered by IFF. Discussions included: the Grand Rapids Feedback Session (June 1) and scheduling an Ottawa County Feedback Session possibly co-hosted by Lakeshore Advantage. Staff will initiate planning of event and keep the Commission informed of progress. Sachs asked DeVelder to add a column showing 80% AMI into his tracker spreadsheet. DeVelder agreed.

Sachs provided an update on recent efforts regarding leveraging a specific County-owned property into an affordable housing option.

Chris Marco presented an overview of his efforts advocating for workforce housing and provided an update on planning a local employer summit on housing. Marco informed the Commissioners of a developer based in Holland (Kara Novak) willing to host a tour of their property developments in Muskegon for a team of delegates from local planning commissions and housing commissions. Sachs indicated such a tour could occur after commission structure is reorganized as an advisory board with expanded membership.

Sachs informed the Commissioners of a Fall event in collaboration with the Grand Rapids Association of Realtors (Emerge) and recent outreach/advocacy efforts regarding the Small Footprints Homes Initiative. Discussions included: minimum parcel size, zoning boards, future summit on land use, and potential future studies. Pierce provided a

cumulative download summary on the Initiative. Pierce plans to share more municipality-specific information at next month's meeting.

Sachs provided an overview of the draft Board of Commissioner's 2026-2028 Strategic Plan reviewed/discussed at the Board of Commissioner's recent work session (June 1). Sachs informed the Commissioners of several housing-related tasks on the strategic plan. Zylstra and Sachs also informed the Commission of a task on the strategic plan to convene a Countywide Land Use Vision Summit.

Sachs informed the Commission that the Board of Commissioners will be reviewing/approving the draft Resolution dissolving the Housing Commission and creating the Housing Advisory Board, along with the draft Housing Advisory Board Bylaws at their June Planning & Policy meeting and again at their full Board meeting later in June.

NEW BUSINESS

Sachs informed the Commission of a local PUD case study (Tallmadge Point). The Commission discussed.

Oesch and Pierce provided an overview on the 2025 Building Permit Report. Oesch showed the Commission how to find the dashboards on the County website and migrate through the statistics. Pierce discussed with the Commission why collecting this type of data has its issues and how they filter through to clean up the data to show an accurate representation of the data.

PUBLIC COMMENTS

None

OTHER BUSINESS/DISCUSSION ITEMS

Schuitema thanked Oesch and Pierce for the data work and suggested utilizing local realtor sites (such as GRAR) to assist with compiling data. President Harmon asked how ADUs are categorized. Oesch will check into this. Schuitema asked who utilizes this data. Pierce answered Fiscal Services definitely utilizes for the County's bond rating. Sachs answered County staff and external entities also utilize it on many grant applications.

President Harmon stated that the next Housing Commission meeting is scheduled for Thursday, July 9.

ADJOURNMENT

HC 26-31 President Harmon moved to adjourn the meeting at 11:31 a.m. The motion passed.
UNANIMOUS