

City of Ashland- Housing Committee Meeting Notice

A meeting of the Ashland Housing Committee will be held on **March 13, 2019 at 8:30 AM** in the **City Hall Council Chambers (601 Main St. West)**. All members of the public are welcome to attend.

Agenda

- 1) Consent Agenda**
- 2) Citizen Comments**
- 3) Old Business**
 - a) Updates on property maintenance, HIP and CDBG
 - b) Updates and discussion on implementation of Housing Strategic Plan
- 4) New Business**
 - a) Discussion of strategic demolition inventory and strategies
 - b) Discuss Health in All Policies project and future actions
- 5) Announcements**
 - a) Updates on future use of 620 3rd Street West (formerly St. Andrew's Episcopal Church)
- 6) Adjournment**

It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice.

The City of Ashland does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or provision of services, programs or activities.

NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Megan McBride at (715) 682-7041.

FULL PACKET FOR MARCH 13, 2019 HOUSING COMMITTEE MEETING CAN BE FOUND ON THE HOUSING COMMITTEE PAGE AT

<http://www.coawi.org/320/Housing-Committee>

Find yourself next to the water.



City of Ashland, Wisconsin

601 Main Street West — Ashland, WI 54806 — www.coawi.org

City Of Ashland Strategic Housing Plan



ADOPTED: August, 2018

HOUSING COMMITTEE MEMBERS

Kathy Beeksma

Liz Franek

Betty Harnisch

Mark Hoglund

Joel Langholz

Jenny Lucius

Bob Miller

Ginger Nuutinen

Sam Ray

Ana Tochterman

Tom Waby

CITY OF ASHLAND STAFF

Mayor Deb Lewis, City of Ashland

April Kroner, City of Ashland Planning & Development Director

Megan McBride, City of Ashland Assistant Planner

BACKGROUND

One of the four Strategic Priorities for the City of Ashland for the five year period 2016-2020 is Housing Infrastructure Improvements. For the past two years, numerous conversations and shared ideas have identified current needs related to housing in Ashland and proposed solutions to the needs. These discussions have taken place, among other places, in the City of Ashland Housing Committee, at City Council meetings, as well as Ashland's SOARs Forum, held in September 2015; at a Homelessness forum and at Landlord forums.

There is consensus that Ashland's housing needs are an economic development issue and that solving them will require long-term planning and commitment by the City in order to facilitate population growth. What is needed from city leaders in order to move forward effectively is financial, staff, and political support.

HOUSING PRINCIPLES CONTAINED IN THE COMPREHENSIVE PLAN

Strengthening the Housing Market is a prominent priority contained in the Authentic Ashland Comprehensive Plan approved by the Ashland City Council in 2017. The narrative on page 13 of the Plan states: **"Make Ashland a city where neighborhood pride is widely evident, where housing options are broad and appealing, and where residential investment is focused around the city's historic core."**

Ashland's peak population was more than a century ago, yet the majority of the residential structures that served that population remain. The resulting combination of falling demand, too much supply, job losses, and demographic changes all make for a weaker housing market. The loss of 1,916 people or roughly 700 families since 1960 means excess units need to be absorbed into the housing market. It means current owners need encouragement to re-invest. And it means existing homes need to be creatively marketed to first-time buyers. (p.12)

Six goals in the Section of the Comp. Plan related to How to Strengthen the Housing Market are laid out on page 27:

"Ashland should pursue actions that positively and strategically influence the housing market so its neighborhoods become marketable, brand-enhancing assets instead of the liabilities they are otherwise destined to be. Successful interventions must simultaneously do the following:

GOAL 1: Diversify existing stocks through creative in-fill development at the intersections of weak and middle strength blocks and within middle strength blocks.

GOAL 2: Rebalance supply and demand by thinning excess supply through locationally-precise demolition and establish a conservation buffer.

GOAL 3: Pursue strategic demolition to remove excess housing supply and relieve downward pressure on property values.

GOAL 4: Impose intensive standard-setting code enforcement on middle market and weaker blocks.

GOAL 5: Encourage owner reinvestment on blocks of middle market and strong market strength.

GOAL 6: Develop disposition strategies for large land holdings (Roffers and Timeless Timber, etc.) that reinforce other strategies in this plan.

“Successful interventions must consciously prioritize the retention of strong households on middle strength blocks, as well as definitively marketing home ownership opportunities to new graduates of Northland and new employees of Memorial Medical and other employers.” –*Authentic Ashland, 2035*

Recognizing that much work needs to be done to fully meet the above goals, summarized below are prominent identified housing needs.

City of Ashland Strategic Priorities 2016 – 2020

Goal 1: Facility Improvements to City Hall, Police, and Vaughn Public Library

Goal 2: Housing Infrastructure Improvements

Goal 3: Development of a Sustainable Infrastructure Improvement Plan

Goal 4: Economic Development and Marketing Strategic Plan Development and Implementation

		COMPLETED	
COMPLETED ACTION	COMP PLAN GOAL(S)	COMPLETION DATE	
City implemented Landlord Registration Program <u>Purpose:</u> Require all landlords to register rental properties within city limits so that landlords can be contacted when legitimate complaints are received regarding sub-standard rental housing.	4 and 5	2016	
City sponsored symposium bringing together all local entities to discuss housing insecurity and homelessness	1	2016	
Complete a comprehensive housing study to identify current needs and opportunities for new development.	1, 4, 5, 6	2017	
Explore and compile information about other communities that have implemented voluntary inspection programs.	4	2018	
Identify the organizations in our area that are already working on providing transitional and supportive housing and determine how City can assist and support.	1	March 2018	

STRATEGIES & ACTION STEPS BY NEED	COMP PLAN GOAL(S)	RESPONSIBLE PARTY	COMPLETION DATE
NEED: IMPROVE SAFETY AND QUALITY OF HOUSING STOCK			
Rentals			
A. Ongoing updates to the rental registration list to ensure all rentals are registered	4, 5	Planning Department	Annual Updates (January)
B. Establish Voluntary Rental Property Inspection Program <u>Purpose:</u> Encourage inspection of all rental properties in city limits to ensure compliance with minimal code requirements and to reward landlords who voluntarily comply with greater visibility and promotion.	4, 5	Housing Committee, City Council	2020
1. Develop clear guidelines including what would be inspected to start a pilot program with a small number of landlords to determine an appropriate, effective inspection process	4, 5	Ginger Nuutinen & Megan McBride	September 30, 2018
2. Create a list of code requirements/city ordinances for each type of rental category	4, 5	Megan McBride	September 30, 2018
3. Review existing research that analyzes top priorities people have when choosing a rental	4, 5	Aidan Johan and Megan McBride	September 30, 2018
4. Establish a rating system for assessing properties and assign point value to each item	4, 5	Planning Department	September 30, 2018
C. Review and recommend changes to the zoning ordinance in residential areas to allow duplexes, carriage, or tiny house construction enabling responsible property owners to supplement their mortgage with rental housing available on their property	1	Planning Department, Housing Committee	Long term/Ongoing
D. Continue efforts to engage landlords	4, 5	Planning Department	Long term/Ongoing

1. Get email contacts for easier communication	4	Planning Department	January 2019 (part of annual update)
2. Compile a list of information needs (can be a combination of expressed needs and what the City would like property owners to know)	NA	Planning Department, Online resource hub, Landlord Forums	November 2019
a. Substance use and behavioral health (basics, how to recognize an emerging crisis, who to call)	NA	Planning Department, Online resource hub, Landlord Forums	November 2019
b. Resources (funds for rehab, resources for tenants)	5	Planning Department, Online resource hub, Landlord Forums	November 2019
c. Support for posting rentals online	NA	Planning Department, Online resource hub, Landlord Forums	2020
Non-Rental Residential			
A. Continue public investment in rehab	5	Multiple agencies	Ongoing
1. HIP program	5	Planning Department	Ongoing
2. CDBG Loans	5	NWRPC	Ongoing
a. ID projects	5	NWRPC	Ongoing
b. Promote program	5	NWRPC, Planning Department	Ongoing

B. Pursue partnership with public health because of the role of public health in performing inspections to ensure safe/sanitary housing conditions and the overall link between health and housing	4	Planning Department, Housing Committee	Ongoing
C. ID partners to develop a community land trust/shared equity (with a rehab component)	1	Councilor Tochtermann	2020
D. Develop a plan and funding mechanisms for strategic demolition of dilapidated, vacant homes	2, 3	Housing Committee, Planning Department	Winter 2018
1. Inventory houses that are in severe disrepair and not likely to be restored to get a sense for the overall number and associated cost (utilize 2016 property survey ratings completed for the Comp Plan to assist)	2, 3	Planning Department, Housing Committee	Spring 2019
2. Research procedures and funding sources for strategic demolition	2, 3	Planning Department	Winter 2018
3. Evaluate feasibility and need for the City to allocate funds for strategic demolition	2, 3	City Council, Planning Department	Summer 2019
NEED: INCREASE AFFORDABILITY AND EXPAND AFFORDABLE HOUSING UNITS FOR ALL INCOME GROUPS			
A. Compile and market an inventory of available city "in-fill" sites (those located within the City center rather than outskirts of City) and provide tax incentives for new housing development.	1, 6	Planning Department	2019
B. Promote rehabilitation of historic existing buildings for housing purposes	1	Historic Preservation Commission, Planning Department	Ongoing

1. Have Historic Preservation Commission submit a listing of historic buildings that could be renovated into housing	1	Historic Preservation Commission, Planning Department	October 2019
C. Promote rehabilitation of blighted downtown building(s) for re-use as housing	1, 4, 5	Mayor, Plan Commission, City Council, Planning Department	Ongoing
D. Collaborate with other regional municipalities to maximize available tax incentives for affordable housing projects	1	Planning Department City Council	As needed
E. Partner with affordable housing developers	1, 6	Planning Department, Plan Commission, City Council	Ongoing
1. ID city owned lots and actively market	1, 6	Planning Department	2019
2. Offer supports tied to commitments for affordable units	1, 6	City of Ashland, WHEDA, State of WI	Ongoing as available
3. Hold public listening sessions to gauge housing interest and needs of various populations	1, 6	Housing Committee, Planning Department	Ongoing (As projects arise)
F. Identify community partners who can collaborate and assist in efforts to provide additional affordable housing options	1	Housing Committee, Planning Department, Mayor	Ongoing
1. Involve local PHAs and providers in strategic planning	1	Planning Department, Housing Committee	2020
2. ID partners interested in pursuing a co-op housing project	1	Councilor Tochtermann	2020

NEED: ADDRESS HOMELESSNESS/INADEQUATE TRANSITIONAL HOUSING OPTIONS

A. Advocate for Supportive Housing Development and Scatter-Site Housing Services	1	Housing Committee, Mayor	Ongoing
B. Collaborate with Ashland Housing Authority, Ashland County, WHEDA, AADC, and other non-profits to develop safe and affordable housing <u>Needs identified include:</u> - Safe/sober - Transitional - Permanent supportive	1, 5	City of Ashland, Housing Committee, City Council	Ongoing
C. Seek funding for research to determine need by obtaining real numbers from information that has already been gathered and through programs that are working with homeless individuals as well as people in need of transitional and supportive housing (ie hospitals, school districts, the Brick, criminal justice, Northland Counseling)	NA	Center for Rural Communities or UW-Extension	Ongoing
D. Create an online hub of information and resources for providers and other people working in fields related to homeless services	NA	Planning Department	January 2020
1. Publicize funding streams and obtain clear criteria for each funding source	NA	Website Hub of Resources and Information	2020
E. Participate in meetings and processes related to addressing homelessness, and facilitate collaboration between individuals working on issues related to housing	1	Mayor, Planning Department	Ongoing
1. Invite providers to public listening sessions for all perspective housing developments	1	Planning Department	Ongoing (As projects arise)

Address	Comp Plan Score	NEW Score	Date Last Prop. Maint. Letter sent	Expected Compliance Date	Completed?	HIP?	CDBG?	Notes
118 10TH AVE E	5						CDBG info sent	
323 10TH AVE W	5+	3			DONE			
320 11TH AVE W	5		1/14/2019	7/1/2019		HIP info sent		
607 11TH AVE W	5+	1			DONE			
605 11TH ST E	5+		11/7/2019	7/31/2019				
320 12TH AVE W	5+		1/14/2019	8/1/2019			CDBG info sent	
523 12TH AVE W	5+		1/3/2019	7/1/2019			CDBG info sent	
116 13TH AVE E	5+		12/4/2018	7/1/2019		HIP info sent		
106 14TH AVE E	5	1			DONE			
203 14TH AVE E	5		1/10/2019	8/1/2019			CDBG info sent	Kevin Porter is currently working on interior of building
207 14TH AVE E	5	Demo			DONE - Demo			House was demolished. Property only has a garage.
800 14TH AVE W	5+		1/14/2019	8/1/2019		HIP info sent		
112 15TH AVE E	5	1			DONE			
815 15TH AVE W	5		1/7/2019	7/1/2019			CDBG info sent	
304 16TH AVE W	5+		1/14/2019	7/1/2019			CDBG info sent	
612 19TH AVE W	5	1			DONE			
607 20TH AVE W	5+		11/14/2018	7/15/2019				3 bldgs already demo on property; only house left to demo
114 2ND AVE E	5		1/9/2019	7/1/2019		HIP info sent		
608 2ND AVE W	5	3			DONE 11/13/18			
915 3RD AVE E	5	1			DONE			
609 3RD AVE W	5+	4			DONE			Blue-color on lower level of house IS siding. White siding on upper put on after fire.
616 3RD AVE W	5+		1/25/2019	8/1/2019			CDBG info sent	
417 3RD ST E	5+	3			DONE			
510 3RD ST E	5	3			DONE			
511 3RD ST E	5		1/24/2019	8/1/2019				CDBG into was sent with violation letter on 6/24/16 & 1/24/19
611 3RD ST E	5			Summer 2019		HIP info sent		She filled out the HIP app and we approved it
117 3RD ST W	5+		1/14/2019	8/1/2019			CDBG info sent	
121 3RD ST W	5	1			DONE			
819 3RD ST W	5	1			Demo-now hotel			Property now Cobblestone Hotel
1117 3RD ST W	5+	3			DONE			
805 4TH AVE W	5	3			DONE 11/1/18			
901 4TH AVE W	5+		1/25/2019	7/1/2019		HIP info sent		
1019 4TH AVE W	5		1/28/2019	8/1/2019		HIP info sent		
1719 6TH ST E	5		1/23/2019	8/1/2019		HIP info sent		
515 6TH ST W	5	3						Small amt of siding missing where new bay window & doors were installed.
805 6TH ST W	5		12/4/2018	7/1/2019			CDBG info sent	
1115 6TH ST W	5+		2/5/2019	7/1/2019			CDBG info sent	

104 7TH AVE E	5+		2/13/2019	8/1/2019		HIP info sent		
513 7TH AVE E	5+	4						House OK as is.
312 7TH ST W	5	3			DONE			Owner recently replaced windows per Prop.Maint. Request
510 7TH ST W	5+		1/30/2019	8/1/2019				Lower level of exterior has recently been sided. 2nd story still needs to be done.
409 8TH ST E	5+	1			DONE			
300 BEASER AVE	5+		9/4/2018					Currently citations on Garage only. Brant Kucera is working on an Agreement w/Larry Cicero.
516 BEASER AVE	5	4+			DONE			
1305 FRONT ST E	5	2			DONE			
311 MACARTHUR AVE	5	2			DONE			
605 MACARTHUR AVE	5	3			DONE			
2123 MAIN ST E	5+							
212 N 11TH AVE E	5	4						House OK as is.
106 N 14TH AVE E	5	Demo			DONE 10/16/18			Bldg Demolished
804 SANBORN AVE	5							
612 ST CLAIRE ST	5+	2			DONE			
614 ST CLAIRE ST	5	4						House OK as is.
609 ST CLAIRE ST	5		10/30/2018	8/30/2019			CDBG info sent	
700 ST CLAIRE ST	5+		2/25/2019	No date set				Owner recently put in a new foundation. Exterior treatment still needs to be done.
221 STUNTZ AVE	5		10/10/2018	7/1/2019			CDBG info sent	Owner started siding the house on 1/15/19
408 STUNTZ AVE	5+	4						House OK as is. Attached accessory structure approved by Bob Miller on 7/31/08.
410 STUNTZ AVE	5+	4			DONE			House has been painted light brown
414 STUNTZ AVE	5+	4						House OK as is.
418 STUNTZ AVE	5		2/25/2019	8/1/2019				
812 VAUGHN AVE	5+		8/22/2018	8/1/2019	Yes, HIP approved			New roof on 11/15/18-pic DSCN4029. Siding in summer 2019.
207 WILLIS AVE	5	4			OK as is			
419 WILLIS AVE	5+							Brant Kucera is working on an Agreement w/Larry Cicero
608 WILLIS AVE	5	2			DONE			
1603 WOODBURY LN	5							

Properties on 5 and 5+ List with No Score Change since Rated in 2015

118 10th Ave E—Koenneman—Score: 5



320 11th Ave W—Cloud—Score: 5



605 11th St E—Hamann—Score: 5+



320 12th Ave W—Gilles—Score: 5+ (Possible demolition recommendation)



523 12th Ave W—Thewis—Score: 5+



116 13th Ave E—Olson—Score: 5+



203 14th Ave E—Porter—Score: 5 (New owner, Kevin Porter, is fixing up)



800 14th Ave W—Gay—Score: 5+



815 15th Ave W—Pearce—Score: 5



304 16th Ave W—Craig—Score: 5+ (stopped painting due to medical issues, will finish this spring)



607 20th Ave W—Johnson—5+ (3 buildings already demolished on prop., home will in 2019 by owner)



114 2nd Ave E—Shee—Score: 5



616 3rd Ave E—Sadowski—Score: 5+



511 3rd St E—Herschberger—Score: 5



611 3rd St E—Adney—Score: 5 (Approved as a HIP project for 2019)



117 3rd St W—Kasper—Score: 5+



901 4th Ave W—Lund—Score: 5+



1019 4th Ave W—Nye—Score: 5



1719 6th St E—Mattson—Score: 5 (Possible demolition recommendation)



805 6th St W—Cruzen—Score: 5 (Rental- Owner has signed property maintenance agreement to comply by summer 2020)



1115 6th St W—Welty—Score: 5+



104 7th Ave E—Lajeunesse—5+ (Will be applying for repainting through HIP in 2019)



510 7th St W—Zakovec—5+ (Siding in progress)



300 Beaser Ave—Cicero—5+ (Property maintenance agreement in place)



609 St Claire—Poppe—5



700 St Claire—Pagac—5+



221 Stuntz Ave—Herschberger—5 (In process or residing/repairing)



418 Stuntz—Cicero/Oschenbauer—5 (Property maintenance agreement in place)



2123 Main Street East—Johnson—5+



812 Vaughn Ave—MacIntyre—5 (Repaired roof with assistance through HIP in 2018, HIP will assist with paint and homeowner will be fixing foundation in 2019)



419 Willis—Cicero—5+



804 Sanborn—Tody—5+



- 2) Presentation and discussion about the water Utility by Julie Vaillancourt (Finance Director for the City of Ashland)
- 3) Presentation and discussion about property maintenance by Chris Luebben
- c) Discuss Strategic Plan Implementation
No discussion, postponed until January meeting.

5) **New business**

a) **Discuss of Health in All Policies project focus and resources**

Megan McBride went over the summary sheet that Katya (Ashland's Health in All Policies project manager) provided based on the Housing Committee's previous discussion and interest areas. The project focus previously agreed upon would focus on exploring models for coordinating local resources for individuals experiencing homelessness and housing instability. She asked if the committee still agrees with this focus, and if they have ideas for narrowing the scope to a specific project.

Kathy Beeksma pointed out that local providers are generally aware of available services and where to send people based on their needs, but many landlords are not aware of opportunities to get people connected to these resources. She suggested an online hub of information about how to recognize potential symptoms related to mental health or substance abuse issues and what to do/who to contact for assistance could be a good focus for the project.

Sam Ray agreed that area providers are very connected and aware of what resources other organizations have available. She pointed out that there is an overall lack of supportive housing services in the Ashland area with Superior being probably the closest community that offers permanent supportive housing. Therefore, part of the problem is that providers don't necessarily have the appropriate type of resources to assist individuals who would benefit greatly from a permanent supportive housing environment. She also cited an example of scattered site permanent supportive housing that exists in Ann Arbor, MI through an organization called Avalon where their local Salvation Army is the point of entry for individuals in need of their services.

Mayor Lewis asked how people who are not providers (i.e. landlords, inspectors) know where to send people for resources in Ashland?

Kathy Beeksma said that a lot of people come to the Housing Authority when they need help. However, the Housing Authority is not set up for rapid rehousing services and there are also parameters set by HUD for who they can rent to which may disqualify some individuals. She suggested that identifying resource gaps related to housing would be helpful.

Terry Schemenauer said that he works with small claims cases for Ashland County and a large portion of them involve landlords who are trying to evict a tenant which can end up being a lengthy process. He suggested that a housing program could be set up to which landlords could contribute and would help fund housing that offers needed supports, particularly for individuals with substance abuse and mental health issues

contributing to the underlying causes of the eviction. This would benefit both parties as it would speed up the timeframe for getting the tenant out of the home (and likely help minimize property damage) and would also ensure that people being evicted still have a place to go.

Sam Ray said that another component involves working with landlords to give people second chances who may have a bad rental record but have gone through treatment and/or taken other steps to improve their situations.

The Committee decided that an IT option such as an online information hub seems like a low-hanging fruit and, combined with education/publicizing, would help address the issues discussed and help with homelessness prevention.

6) Announcements

a) Set next meeting date and discuss possible agenda items

- There will be no meeting in December 2018, and Megan will send out the full 2019 meeting calendar with the January meeting packet.

7) Adjournment

Motion to adjourn by Megan McBride. Seconded by Betty Harnisch. Passed unanimously.

Meeting was adjourned at 9:45am. Minutes by Megan McBride.

April 26, 2019, Wausau, WI

As members of the Green Tier Legacy Community network and participants in the Legacy Community Alliance for Health, we invite you to join us this April 26th for a training workshop on Meaningful Community Engagement. This event is being sponsored by the Legacy Community Alliance for Health along with its partners at the Wisconsin Counties Association and the League of Wisconsin Municipalities.

General info below; LCAH staff will follow up with you in the next couple weeks to determine your interest in the event and answer any questions you might have. If you know that you'd like to participate, please just reply to this email to let us know!

What: Community engagement training workshop for Wisconsin local governments

Where: Wausau, WI

When: 9:30 am - 4 pm, April 26, 2019



Why are we having this event?

In our work and outreach for the Legacy Community Alliance for Health, one thing we've heard repeatedly from many of you is that many communities want more information on how they can better and more effectively engage with their communities on policy and projects. We've created this training to respond to questions and concerns we've heard from you in our project discussions.

Who can attend?

All city, village, and county staff members from Green Tier Legacy Communities who are participating in the Legacy Community Alliance for Health are eligible to attend. In addition, if staff in your community are working closely with community partners on engagement strategies or processes (or anticipates doing so), your community partners are eligible to attend alongside city staff. Please let us know if you have questions about eligibility or who should be attending.

What will we do?

We will learn about meaningful engagement strategies and how they promote health equity. We'll address issues like "What does meaningful engagement look like?", "When is the right time to engage?", "What are the benefits of thorough engagement?" and more. **Please come with a process or challenge in mind that you would like help with;** preferably one which helps to advance your LCAH project. Throughout the day, you will workshop an engagement plan or strategy for either: a) an upcoming process that you are undertaking or b) a specific population impacted by your work (or your LCAH project).

What is the cost?

There is no cost to GTLC members to participate. The LCAH will pay all costs associated with the training, and will provide travel stipends to cover travel costs and, if necessary, hotel costs. In addition to this, if a stipend to help cover your time or a community partner's time would be helpful, please let us know.

LCAH staff will reach out to you shortly to discuss the event and your interest in participating. Please contact Katya Spear, Project Coordinator, at 608.262.5831 or

knspear@cows.org with any questions.

Partners:



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