

City of Ashland - Housing Committee Meeting Notice

A meeting of the Ashland Housing Committee will be held on **Wednesday August 12th, 2020 at 8:00 a.m. via GoTo Meetings.**

Please join the meeting from your computer, tablet or smartphone at <https://global.gotomeeting.com/join/898187005>. You can also dial in using your phone at United States (Toll Free): [1 877 309 2073](tel:18773092073) or United States: [+1 \(571\) 317-3129](tel:+15713173129) using Access Code: 898-187-005.

Agenda

- 1) Consent Agenda
- 2) Approval of minutes from the July 15, 2020 Housing Committee meeting
- 3) Citizen Comments
- 4) Old Business
 - a) Update on progress with CDBG, HIP and property maintenance
- 5) New business
 - a) Discussion and recommendations on use of CDBG RLF funds for strategic acquisition, demolition and reconstruction activities
- 6) Announcements
 - a) Updates on Accessory Dwelling Unit (ADU) ordinance updates and public education
- 7) 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.

City of Ashland - Housing Committee Meeting Minutes

A meeting of the Ashland Housing Committee was held on **Wednesday, July 15, 2020 at 8:00 a.m. via GoTo Meetings.**

Committee Members Present: Sam Ray, Ana Tochtermann, Kathy Beeksma, Eric Lindell, Kaas Baichtal, Liz Franek, and Megan McBride

Committee Members Absent: N/A

Staff Present: Chris Luebben, Mayor Lewis

Visitors Present: Anne Whiting

Mayor Lewis opened the meeting at 8:00 a.m.

Agenda

1) Consent Agenda

Motion to approve the agenda by Eric Lindell. Seconded by Kathy Beeksma. Passed unanimously.

2) Approve minutes from the June 10th, 2020 Housing Committee meeting

Motion to approve minutes from June 10th, 2020 Housing Committee meeting by Sam Ray, seconded by Liz Franek. Passed unanimously.

3) Citizen Comments

Kaas Baichtal commented that low income housing is still in great demand in the community.

4) Old business

a) Updates on property maintenance, HIP and CDBG

Chris Luebben provided updates on property maintenance, which is still focused on long grass and garbage issues at this time. She also noted that a contracted worker is now cutting grass and eliminating weeds at (mostly vacant) properties which had previously not been mowed yet this year.

Megan McBride explained that the department is still working to secure contractors, as many have been exceptionally busy as a result of people completing projects while at home related to the COVID-19 pandemic.

Megan McBride updated the committee that there are currently four (4) preliminarily approved CDBG projects in various stages of inspections to determine needed project activities. All inspection procedures have been adjusted to ensure the safety of the inspector and potential program participants, which has slowed the overall timeline for each project.

- b) Final discussion of RFP for housing development on the City-owned Timeless Timber site.

Liz Franek asked how utilities in the surrounding area will be addressed to correct existing defects and ensure the increased demand that will result from developing the site will not have negative impacts on surrounding property owners.

Megan McBride explained that the Public Works Department is aware that the site will soon be marketed for redevelopment, and this creates opportunities to leverage private investment to make improvements to surrounding public infrastructure. There is grant funding available that can be paired with the commercial redevelopment which will occur on the northern 4.5 acres of the site to assist with public infrastructure improvements to support economic development activities.

Motion to recommend release of the Request for Proposal for residential redevelopment of the Timeless Timber site as presented by Eric Lindell, seconded by Kathy Beeksmas. Passed unanimously.

5) **New business**

- a) Updates on WHEDA Housing Grant Program application

Megan McBride explained that Wisconsin Housing and Economic Development Authority (WHEDA) has released their annual Housing Grant Program application. This grant is available for up to \$40,000 to support rehabilitation and construction of affordable housing and limited clientele housing (which serves veterans, victims of domestic abuse, seniors, homeless persons, chronically mentally ill persons, and other special needs populations). The application is due August 21, 2020 and Megan has reached out to the Dave Gallup Foundation (sober/transitional housing) and New Day Shelter (shelter for victims of domestic and sexual abuse) to offer assistance in preparing applications.

Anne Whiting asked if Crossroads had been contacted about their plans to create sober living and if they could benefit from this grant.

Megan McBride said that she had not reached out to them, but would contact Rich Larson after the meeting.

- b) Updates and recommendations on Strategic demolition projects

Megan McBride explained that \$3,500 was budgeted in 2020 to undertake strategic demolition projects. The Public Works Department has the equipment and expertise to demolish homes, so the budgeted funds would cover the cost of dumpsters. She would like input from the committee on if the City should establish guidelines and criteria for identifying and approving projects for strategic demolition.

Questions she would like the committee to consider for future discussion include:

- 1) What should the City do if a property identified for strategic demolition as a health and safety hazard to the community has an existing CDBG loan on it? Should the

loan be written off in order to facilitate demolition of the blighted structure? Should the City not pursue properties which have an outstanding CDBG loan?

- 2) Should the City place requirements on future use of the land to ensure future housing serves identified community needs (i.e. requirement for affordable housing)?
- 3) Should the City aim to acquire the land, or simply assist with costs of demolition?

c) Set next meeting date

The next meeting will take place via Go To Meeting on Wednesday, August 12, 2020 at 8:00 am.

6) Announcements

- a) Updates on discussion related to housing vouchers.

Health Department and County Administrator stated they don't have a need for vouchers at this time beyond services they already offer.

- b) Announcements

Mayor Lewis announced that free masks are available at City Hall for distribution to the community. Anyone interested in obtaining masks to distribute should contact the front desk of City Hall at 715-682-7071.

7) Adjournment

Motion to adjourn by Sam Ray, seconded by Megan McBride. Passed unanimously.
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Meeting was adjourned at 9:13 am. Minutes by Chris Luebben and Megan McBride.

AUGUST 12, 2020 HOUSING COMMITTEE MEETING DISCUSSION: STRATEGIC ACQUISITION/DEMOLITION/RECONSTRUCTION

BACKGROUND

Through recent discussions with the Department of Administration (DOA), the City was informed that it is now able to utilize a portion of its CDBG Revolving Loan Fund (RLF) balance to support strategic acquisition and demolition of blighted structures for the purpose of reconstruction of affordable housing. The new housing constructed must be similar to the structure which was demolished. For example, if a single-family, one-story home is demolished, a two-story duplex could not be constructed afterwards. New housing constructed may be used as rental housing, or can be sold to support affordable homeownership.

Ashland County is able to transfer parcels currently up for land auction to the City prior to the auction taking place. The County has indicated they would potentially be open to donating some lots to the City, which would bring down the overall cost to the CDBG RLF account and ensure these lots are able to support new affordable housing opportunities in the community.

This program could function with:

- 1) The City responsible for reconstruction activities, and donating the completed structure to an eligible non-profit who will rent to low to moderate income (LMI) individuals, or to special needs populations (transitional housing, senior housing, etc.);
- 2) The City donating the land to an eligible non-profit to construct housing to benefit LMI individuals or special needs populations; AND/OR
- 3) The City directly selling new homes to individuals who meet income requirements.

QUESTIONS FOR DISCUSSION

- 1) Should the City use a portion of its CDBG Housing Revolving Loan Funds to support strategic acquisition and demolition of blighted structures, and/or reconstruction of new affordable housing?

If so,:

- 2) How much of the City's existing \$200,000 balance (accounts for administration fees) should be dedicated towards these activities?
- 3) Which of the three options above do you think the City should pursue if they move forward with a strategic demolition/reconstruction program?

- 4) Should the City focus on partnering with a non-profit who will provide rental housing, or directly sell new homes to support affordable homeownership opportunities? A combination?
- 5) What are your thoughts on the lots recommended for acquisition (attached)?

Recommendations for Strategic Demolition/Infill Lots
(As of Housing Committee meeting on August 12, 2020)

Parcel #201-04753-0000



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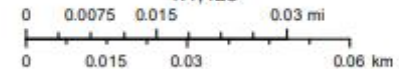
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Parcel Labels



Parcel Mapping

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City of Ashland Public Works Department, GIS Division

Parcel #201-02435-0000



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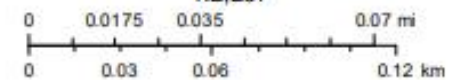
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 — 2 Ft

Parcel Labels

Parcel Mapping

1:2,257



City of Ashland Public Works Department, GIS Division
 City of Ashland Public Works, GIS Division

709 16th Ave W



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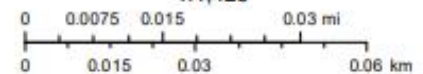
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Parcel Labels

Parcel Mapping

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City of Ashland Public Works Department, GIS Division
City of Ashland Public Works, GIS Division

1319 Willis Ave

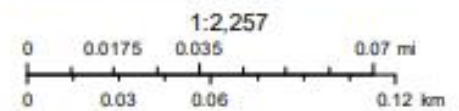


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COUNTOURS

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- Parcel Labels
- Parcel Mapping



City of Ashland Public Works Department, GIS Division
City of Ashland Public Works, GIS Division

718 4th St E



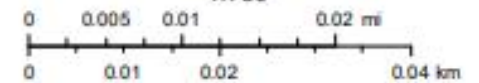
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COUNTOURS

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- Parcel Labels
- Parcel Mapping

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