



Crawford County Housing Meeting

April 9, 2024

9:00 AM

Notes

Topic	Notes
Introductions	Chad Abram, Nate Gilberts, Dale Klemme, Jann Sturmer, Jessica Schroeder, Kim Cable, Sara Berger, Larry Quamme, Dan McWilliams, Mendy Chesebro, Julie Dabrowski, Monica Horner, Sonya Lenzendorf, Amanda Schultz, Samantha Martin, Mark Lee, Julie Mullikin, Amy Eastlick, Julie VanderVelden, Duane Rogers, Sheri Bowar, Brandy Thompson, Terri Tippet, Amanda Griswold, Seth Reynolds, Jada Duncanson
Presentation/Updates	
Coulecap Housing Project Larry Quamme	
City of Prairie du Chien & Housing Chad Abram	Nate and I are working with Hettie Brown on a store at Prairie Bluff Cottages - acquired property from Tesar family. The council meeting on 4/16/24 will vote. Would like to connect Hayden Street extension to State Street and need to acquire property from the neighbor for it to be a city road - then extend Pedretti Parkway - future capital project. Affordable housing - elderly, wounded vets, 8 units on each side -24 total. The city is going to do the infrastructure -a one time grant to developers to pay for water, sewer, storm and then a grant to pay up to \$500,000 to get development started. New TIF district - payback to the affordable housing fund. Congressman VanOrden - owns the land that needs to be purchased - 40 feet of his backyard. Estimated timeframe to have in place - build this year and occupied in 2025. Working with Jenny Coleman and Becky Hackett on open lots for sale - Brunson area - building duplexes using affordable housing funds. VRBO Airbnb room tax - 90-95% are registered in the city. Not sure about the townships and how they are going in terms of the room tax. Will share with group after following through with township clerks. Does hurt housing stock. Program to limit the percentages re: for sale and for rent - zoning change. Limiting the volume of Airbnb's in a community - over time more and more are taken from the housing stock. First step of knowing how many you have. Working with Door County - similar processes. Are they rezoned to commercial after they are VRBO from residential? NO penalties. Enforcement on room tax comes from DOR - penalty for late payment. If they don't register it is submitted to the DOR.

Emergency Food and Shelter Program	Grant/funds available through United Way. Jim Hackett currently holds the funds to be used for emergency food/shelter. Needs a Board to disburse funds, discussed using this committee as part of that process. Establish criteria around how it is used.
Areas of Work Updates:	-
Direct Services Coordination	<p>Two workgroup meetings have been held since the last large group meeting. Discussion was on developing a landlord list and discussing a more streamlined entry process for clients.</p> <p>GROUP DISCUSSION REGARDING REPORT OUT:</p> <p>Discussion regarding a landlord survey to attempt and capture who and how many landlords are in Crawford County as well as the desire to have a list of properties/landlords. ADRC does provide a list and there is an updated list in the resource guide that includes all those we are aware of. Need to have the WHY and HOW before the survey is sent out and need to have landlord buy-in with regard to this process. From the landlord perspective, a tenant has a problem finding a place, the landlord does not have a problem as there are always people looking. Why should Landlords participate? What's in it for them? Somehow, we need to deal with the imbalance between supply and demand. If it was the other way around landlords would be jumping to get into this program. We need to focus on increasing the housing supply, so it meets the demand.</p> <p>Discussed landlord engagement as well as developing relationships with landlords. and the possibility of a landlord breakfast, invite landlords in - have various agencies speak of programs that were available. what to expect, not expect in terms of program participation. Will never work unless we have someone to stay on top and maintain the lists.</p> <p>Discussed the application process - the length and variety of forms is overwhelming and many need additional help to complete the variety of forms. At the end of the day there is still a waitlist. Discussed a simple general screening application to start - landlord can ask for additional information if desired and they have a unit available. Danger with pre-screen form - screening them in or screening them out - not able to tell their story - human story versus a form.</p>
Program Development/Landlord Engagement	Workgroup has not met
Improving Existing Housing Stock	Workgroup has not met
New Development/Funding	Workgroup has not met

Group Discussion	<p>Discussed the number of individuals in need a case manager to work through these often-complex processes with barriers – internet, printers, transport etc. A single point of contact throughout the process. Take it back to the HHS Committee - no funding for that at this time. The issue most concerned with - there is still not enough housing for the people on the list and we still can't do anything about it. Centralized housing navigator - keep this list, develop relationships, follow up with both clients and landlords with warm hand-offs. Some landlords don't like to work with programs etc. - that person could be the connector.</p> <p>Should we look at writing a grant for the position? Look at small foundations locally. Couleecap runs the coordinated entry program - keeper of the list of services that Couleecap offers. Couleecap could interact with the local housing contact but would not be the focal point for local coordination. Housing navigator with coordinated entry.</p> <p>The high cost of construction puts it out of the reach of those that need it. The problem needs several points of priority - housing stock is an issue, navigating services, list of who needs housing. It's all about how we come together to address those and how we prioritize them in the community. Part of the answer lies in the government jurisdiction - PDC has an explosion of VRBOs and Airbnb - took houses occupied by single families and turned into rentals. Multiple families getting tother and buy a house as a collaborative weekend getaway. They reduce supply and yet demand still exists. Look at re-zoning for recreational - city does not seem to be concerned with the loss of housing stock. They would be an entity to do something if they desired. The Chamber is focused on generating revenue not that long term problems of housing are being created as a result of this switch to support tourism. Underutilized space on Blackhawk, Walter Schmidt sitting vacant, St. Johns school. Trailers and RVs are only used for the summer, vacant lots that just need infill. The focus needs to be on increasing supply. That is where local government plays a large role - they need to have a hand in solving problems. One and 2 person households - would rather be in a lower maintenance building thus freeing up a single-family home. Blackhawk Junction - that was the intent, but it isn't meeting the need for those. Income restricted group - Lawler Lofts. Discussion on Section 8 vouchers in Crawford County - managed by Allegiant Properties. Immediate need - homeless population. Long term need - more housing stock.</p>
Next Steps	<p>In the next three months what do we want to focus on. Focus on supply - not really a HHS issue.</p> <p>Renters class / Rent Smart - free through UW-Extension</p> <p>Where would a housing navigator fit? Possibly Couleecap but there needs to be \$\$ - we are almost completely grant based and we couldn't just pull from an existing position.</p> <p>Take it back to the agency - fund it and house it. Explore if any agencies are interested in moving forward with that.</p> <p>Simplified application for landlords - start initial conversations. Take to</p>

	<p>workgroup.</p> <p>Breakfast with landlords? Engage landlords. Kim Cable and Amanda - lead.</p>
Mark Lee, Driftless Development	<p>Housing Summit to pull together the townships and the other entities. Determine what villages/townships really want to see and pursue what is feasible. Try to move the needle to improve the number of rooftops available. Housing and childcare are priorities for me at Driftless Development.</p>
Next Meeting	July 10, 2024 @ 9:00 am in the Crawford County Administration Building