

Brookings Affordable Housing Task Force
January 12, 2017 Minutes

A meeting of the Brookings Affordable Housing Task Force was held on Thursday, January 12, 2017 at 1:00 p.m. in the Brookings City and County Government Center. Members present: Patty Bacon, Kelan Bludorn, Mary Jo Minor, Connie Bridges, Mike Lockrem, Al Heuton, and Angie Boersma. City staff and others present: Jeff Weldon, City Manager, Kevin Catlin, Assistant to the City Manager, Mike Struck, Community Development Director, Staci Bungard, City Planner and Jodelle Greiner, Brookings Register.

Chair Bacon called the meeting to order at 1:01 p.m.

Al made a motion to approve the agenda, Angie seconded the motion and all voted aye. Motion carried.

Mary Jo made a motion to approve the December 8, 2016 minutes, Connie seconded the motion and all voted aye. Motion carried.

Next Scheduled Meeting. Thursday, February 9, 2017 at 1:00 pm.

Discussion on Manufactured Home Rehab Project.

Shannon Strendel from Wisconsin Energy Conservation Corporation (WECC) provided a presentation via phone on a pilot program to reduce energy costs in manufactured houses. WECC worked with utility companies and others to finance a pilot program to help reduce energy costs in manufactured houses in Wisconsin and Michigan. The energy efficiency measures were completed by a knowledgeable contractor and included: pipe wrapping, replacing shower heads, duct sealing, replacing lighting, insulating etc. The presentation is available on the Google docs drive.

Chair Bacon and the committee is interested in looking at a similar program in the Brookings area.

Discussion on Affordable Housing Strategies.

The Task Force continued the discussion on the affordable housing strategies spreadsheet. The group discussion focused on:

- Looking at local strategies first
- Splitting the spreadsheet into strategies that require funds and those that do not
- Accessory dwellings on properties make financing difficult. Need to have conventional financing.
- Infill development important for lower infrastructure costs.
- Recommendation to rank the strategies according to the amount of positive impacts
- Add a list of resources to the spreadsheet
- Create categories on the spreadsheet for strategies dealing with development, infill, and other comprehensive strategies looking at utility assistance and other measures to capture a broader segment of the population
- Share spreadsheet to other departments that may be impacted including: BMU, Engineering, Fire, Public Safety Committee etc. for their comments and feedback.
- Patty and Connie will work on putting a list of housing resources together
- Patty will work on the land trust category
- Mike/Jeff will look TIF, tax exempt bonds, and equity fund to establish the costs

Discussion on Tax Abatement Programs.

Al provided a synopsis of his research on tax abatement programs. He stated they are working in other communities and are used for both new construction and major rehabilitation projects. The group discussion included:

- Tax abatement or the use of the discretionary formula is possible here so long as Brookings County, Brookings School District, and the City of Brookings form an agreement
- Helps increase the number of housing units
- Increase in tax revenue with abatements

Discussion of Affordable Housing and Housing Trust Funds.

Chair Bacon is hopeful Joy McCracken will be able to join the group, either onsite or via phone, for a presentation on land trusts at the February 9, 2017 meeting. In addition, she is coordinating several dates with the Center for Community Change for a workshop on housing trust funds. A doodle poll will be available when the dates are selected and the City Council members will be invited.

A motion was made and seconded to adjourn the meeting. All present voted yes; motion carried and the meeting was adjourned.