

## July 10 2024 – Crawford County Housing Meeting Notes

Topic	Notes
<b>Introductions</b>	Via Zoom: Larry Quamme, Julie Dabrowski, Ryan Graham, Brandy Thompson, Samantha Martin, Seth Reynolds, Nate Gilberts, Amanda Schultz, Steve VanHooten, Liz Long, Brandon Munson. In person: Monica Horner, Melanie Prew, Amy Eastlick, Jada Duncanson, Jessica Schroeder, Duane Rogers, Sheri Bowar, Amanda Griswold, Mark Lee, Dale Klemme, Jon Bingol, Harry Heisz, Becky Hackett, Brad Steiner, Miranda Klosterboer, Sonya Lenzendorf, Alyssa Schaeffer
<b>Presentation/Updates:</b>	
<b>Alyssa Schaefer, Assistant Planner Southwestern WI Regional Planning Commission</b>	Alyssa presented an overview of the planning commission as well as demographic trends, housing trends, recommendations. Typically Crawford County is not within their scope however Prosperity Southwest - Regional Planning Commission does cover Crawford County which is how Crawford ended up being included in this study. Copy of presentation was emailed out to all attendees as well as interested parties. Alyssa indicated that she is more than willing to engage in individual and group discussions regarding the study and potential implications for the many jurisdictions within Crawford County. Full study results will be emailed to the group when available.
<b>Ryan Graham, Homeless Systems Manager WI Balance of State Continuum of Care</b>	Due to timeframe, did not present, will be re-scheduled for next meeting.
<b>Emergency Food and Shelter Program</b>	Grant/funds available through United Way. Discussed using this quarterly meeting as the Board to disburse funds and establish criteria around how it is used. Need an agency to manage the grant funds - Couleecap, St. Peter's Church and Passages expressed interest in finding out more about the parameters and grant requirements. Representatives to meet with Jim Hackett to obtain additional information to make a more informed decision.
<b>Areas of Work Updates:</b>	
<b>Direct Services Coordination</b>	Has not met since the last large meeting.
<b>Program Development/Landlord Engagement</b>	
<b>Improving Existing Housing Stock</b>	
<b>New Development/Funding</b>	Discussed development of this smaller group. Becky Hackett, Mark Lee, Jon Bingol and Alyssa Schaeffer all expressed interest in participating. Previously Sheri Bowar, Nate Gilberts and Chad Abram had expressed interest in this workgroup as well.
<b>Landlord Breakfast</b>	Group met and general consensus was that we do need to identify and engage landlords however there has to be a "want" on their part. Discussed reaching out to them and having conversations around what they are interested in or need more information about and potentially hosting learning opportunities for them.
<b>Group Discussion</b>	<p>Alyssa had discussed the concept of churn in her presentation - the movement of population between types of housing and the notion that there is a decrease in churn when elder population does not leave their large paid off homes. She noted that the population of Crawford County has been declining and based on the 2030 projections will continue to decline as death rates increase and birth rates decrease resulting in there being enough housing overall. General discussion followed noting that we do not need to nor should we accept the premise that there will continue to be population decline as well as the notion that the decline may in part also be due in fact to lack of housing currently. Discussed that the focus should, at the very least, be on population stabilization if not population increase. Many ideas were brought up including the types of housing offered and the potential disconnect between population needs and available limited options. The localities need to choose to invest in housing. Businesses and schools can't grow in Crawford County because there is no place for them to go in terms of housing. Discussed economic development and changing the TIF laws so the TIF benefit goes to the residential developer - looking at the model differently - if we increase population/workplace then businesses will come rather than trying to grow the business and hope for workers. Discussions with businesses - would you grow if you had more workers? Also discussed conflicting policies (meals / home healthcare foster people staying in their large homes and decreasing churn), lack of other types of housing such as nursing homes, assisted living and 55+ communities etc.</p> <p>Also discussed development in general including the notion that our communities can't afford to subsidize each new construction as there is not enough money. Discussed downpayment programs, community land trusts, equity sharing, covenants, types of housing and how that model is very different from what it was 20 years ago, changing demand and priorities. Need to have further discussion and look at what our priorities are, what are the best 2 or 3 options. Gays Mills has lots ready to go - could pair those with Skyline or Design Homes. Need to engage municipality leaders.</p>
<b>Next Steps</b>	<p>Small group meeting to discuss new development. Sonya to send email with suggested dates group to meet, Sonya to send out organizing email.</p> <p>Interested parties to meet with Jim Hackett to obtain additional information regarding the grant funds that need to be managed. Sonya to send out email to coordinate.</p> <p>Direct Services Coordination Workgroup to meet.</p>
<b>Next Meeting</b>	October 9, 2024 @ 9:00 am in the Crawford County Administration Building