

**CITY OF STEVENS POINT
SPECIAL COUNCIL MEETING MINUTES**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**September 13, 2021
6:00 PM**

Minutes

1. Roll Call.

Mayor Wiza, Presiding

PRESENT

Ald. David Shorr, Ginger Keymer, Mykeerah Zarazua, Meleesa Johnson, Jeremy Slowinski, Mary Kneebone, Thomas Leek, Keely Fishler, Shaun Morrow.

OTHERS

PRESENT

Clerk Yenter, Attorney Beveridge, C/T Ladick, Chief Finn, Interim Chief Zenner, Dir. Lemke, Dir. Kernosky, Dir. Kremer, Dir. Beduhn, H/R Manager Jakusz, Administrative Assistant Church, Taylor Hale - Portage County Gazette.

Consideration and Possible Action on the Following:

- 2. Presentation and Public Hearing regarding the proposed application for the Community Development Block Grant Funds for the repurposing and redevelopment of 1300 Maria Drive, Stevens Point, Wisconsin. The agenda for the public hearing will be as follows:**
 - 1. Identification of total potential funds**
 - 2. Eligible CDBG activities**
 - 3. Presentation of identified community development needs**
 - 4. Identification of any community development needs by the public**
 - 5. Presentation of activities proposed for CDBG application, including potential residential displacement**
 - 6. Citizen input regarding proposed and other CDBG activities**

Director Kernosky presented an overview on the Community Development Block Grant. Congress provided \$5 billion in the CARES Act for the Community Development Block Grant (CDBG) program to states, metropolitan cities, and urban counties. At least 70 percent of every grant must be expended for activities that benefit low- and moderate-income persons by providing housing, a permanent job, a public service, or access to new or significantly improved infrastructure. The remaining 30 percent may be used to eliminate slum or blighted conditions, or to address an urgent need for which the grantee certifies it has no other funding.

Eligible activities include:

- public service activities
- housing-related activities
- public improvements and facilities
- activities to acquire real property
- economic development activities

- general administrative and planning activities

Developers are not eligible for direct application for funds, CDBG funding is allocated to a municipality, and provided to the developer through a transfer agreement.

Six components of this agenda:

1. Identification of total potential funds
2. Eligible CDBG activities
3. Presentation of identifies community development needs
4. Identification of any community development needs by public
5. Presentation of activities proposed for CDBD application including potential residential displacement
6. Citizen input regarding proposed and other CDBG activities

CDBG is being applied for by the City for the redevelopment of the Convent property. Herein referred to as “The Grove Apartments” Earlier this year, WHEDA 4% HTC was awarded for this project – a major milestone in the redevelopment. Site plan & Conditional Use Permit was approved at the October 19, 2020 special Plan Commission and subsequent Common Council. This public hearing is only pertaining to the proposed application for additional funding through the WI-Dept. of Administration. Any comments pertaining to the land use or the development itself were already heard during the October 2020 meetings. The Grove Apartments are proposed to be low- to-moderate income senior and family housing. Phase I includes: The Historic Convent will be converted into 85 apartment units, three additional townhomes will be constructed, comprised of 17 units, and a City Park will be dedicated on the southeast corner (near Maria and Prentice Sts) to help preserve the historic white pines.

Identification of total potential funds.

Total request for CDBG – CV funding is \$915,000:

\$206,482 for acquisition of the land

\$708,518 for acquisition of the convent building

Other Project Funding:

Private Funds: \$19,390,307

UGLG (Unit of General Local Government Funding): \$2,250,000

Other Public Funds: \$585,000

Total Funding for Project: \$23,140,307

Eligible CDBG activities:

- Public service activities
- Housing-related activities
- Public improvements and facilities
- Activities to acquire real property
- Economic development activities
- General administrative and planning activities

Many communities struggle with providing decent, safe and sanitary affordable rental housing to their residents. CDBG funds can be used to acquire, rehabilitate or construct rental housing. There are tenant income requirements and rent restrictions for projects. CDBG funds may be used for acquisition of property for an eligible rental housing project. CDBG may also be used

to rehabilitate rental housing. As outlined in the first section the total request for CDBG funding is \$915,000. \$206,482 for acquisition of the land. \$708,518 for acquisition of the convent building. CDBG application is consistent with the Housing-Related Requirements.

Presentation of identified community development needs:

Statistics:

- Recent data available from the US Department of Housing and Urban Development indicates that 34% of all households in the City are “cost burdened”, paying more than 30% of income toward housing costs.
- 77% of those households earning under 50% of AMI (\$36,600/yr family of four) are considered housing “cost burdened.”
- Cost burdened renters face difficult tradeoffs between paying for housing and other necessities like food, medical, school supplies, clothes etc. This tradeoff leads to a very low standard of living, health issues and lack of educational advancement for cost burdened households.

Housing Goals in the Comprehensive Plan:

- Goal 1 - Strengthen Neighborhoods
 - Policy 6 - Create redevelopment programs that support reinvestment in existing properties.
 - Policy 7 - Create density goals and incentives, via zoning or other means, to promote infill development.
 - Policy 12 - Examine the different types of housing types that are currently available within the City to determine if they meet the desired housing types of future residents.
 - Policy 13 - Analyze regulatory barriers that prevent the desired housing types, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote the desired housing types.
- Goal 5 - Offer adequate supply of housing in the City.
 - Policy 43 - Analyze locations for the development of workforce housing in the city to create a balanced housing stock.
 - Policy 44 - Improve the dissemination of information electronically relating to workforce housing options.
 - Policy 47 - Review and modify existing regulatory documents to remove barriers that prevent a diversity of housing types (i.e. tiny homes, mother in law sweets, transient rentals).
 - Policy 48 - Create redevelopment programs that support reinvestment in existing properties.

2017 Housing Study:

- Policy Recommendation: Stevens Point needs to build new multifamily rental units, including more studio and one-bedroom units.
- Policy Recommendation: The City should encourage townhome and zero lot line formats, especially where such units can fulfill an urban design objective.
- Policy Recommendation: The City should be receptive to new senior and assisted living housing projects

Mayor Wiza declared the public hearing open. As no one wished to speak, the mayor closed the public hearing.

Presentation of activities proposed for CDBG application, including potential residential

displacement:

- Acquisition of the Convent property is the driver of the CDBG application.
- Although at the peak of the convent, nearly 200 Sisters called the property 'home' dwindling population at the Convent has been an issue.
- At this time no residents reside at the convent.

Mayor Wiza declared the public hearing open. As no one wished to speak, the mayor closed the public hearing.

3. Adjournment.

Adjourned at 6:12 pm.