

REGULAR MEETING

**Housing Taskforce
August 24, 2022 - 3:15 PM
933 Michigan Avenue
Stevens Point, WI 54481**

Join Via Zoom

<https://us02web.zoom.us/j/89863715374?pwd=RVRMampMd2IMclprRTVpL0tEL0M2Zz09>

**Meeting ID: 898 6371 5374
Passcode: 741033**

By Phone: 312-626-6799

AGENDA

Discussion and Possible Action on:

1. Roll Call
2. Review Housing Taskforce Draft Report
 - A. Goal #1 – Update Definition of Family to be more inclusive and reflective of modern needs
 - B. Goal #2 - Diversify and expand the City’s housing stock for all residents
3. Discussion: How do you define 'Social Equity' in housing?
4. Adjournment

Meeting Rider

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569, TDD # 346-1556 or by mail at 1515 Strongs Ave., Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during normal business hours from 7:30 a.m. to 4:00p.m.

SPECIAL NOTICE

Please take notice that a quorum of the Common Council, City Boards/Commissions may attend this meeting.

City Vision Statement:

Stevens Point is a thriving community of choice that is inviting to and supportive of all people. We are grounded in creativity and innovation, where sustainability and healthy living are a way of life. People are the Point.



Taskforce Members

BobbieJoy Amann	CAP Services, Inc
Lisa Bellavin	M.B.A. Fellow, UW-Stevens Point
Jason Blenker	Blenker Construction
Polly Dalton, Chair	District 9 Alderperson, City of Stevens Point
Noah Eschenbach	HomePoint Real Estate
Travis Haines	Candlewood Property Management
Rev. Jane Johnson	The Beloved Community Church
Meleesa Johnson	District 5 Alderperson, City of Stevens Point
Ryan Kernosky	Director, Community Development, City of Stevens Point
Chris Klesmith	Neighborhood Planner, City of Stevens Point
Tiffany Krueger	Evergreen Community Initiatives
Jennifer Leck	Salvation Army
Idowu Odedosu	Director, Stevens Point Housing Authority
Mark Peterson	Door to Dreams
Brandon Taylor	Integrus Real Estate
Mike Wiza, Vice-Chair	Mayor, City of Stevens Point

City of Stevens Point

Mike Wiza	Mayor
Kari Yenter	City Clerk
Andrew Beveridge	City Attorney
Corey Ladick	Comptroller
Marc Christianson	1 st District Alder
David Shorr	2 nd District Alder
Ginger Keymer	3 rd District Alder
Mykeerah Zarazua	4 th District Alder
Meleesa Johnson	5 th District Alder & Council President
Ron Carlson	6 th District Alder
Mary Kneebone	7 th District Alder
Dean Shuda	8 th District Alder
Polly Dalton	9 th District Alder
Keely Fishler	10 th District Alder
Shaun Morrow	11 th District Alder

Department of Community Development – Planning & Economic Development Division

Ryan Kernosky, MPA	Director of Community Development
Chris Klesmith	Neighborhood Planner/Economic Development Specialist
Adam Kuhn, MUP, MPA	Associate Planner/Zoning Administrator
Maria Mohr	Community Development Technician

Presentations, Contributors, & Meeting Videos

As part of the information gathering phase of the Housing Task Force, several key individuals were invited to present their perspective on various issues, challenges, and opportunities facing their specific field. Those organizations, a brief statement on their presentation, and a link to their presentation is included below.

September 29, 2021

Framework and Demographic Profile

Ryan Kernosky, Director of Community Development

Lisa Bellavin, UWSP MBA Fellowship

[Link to the Meeting](#)

October 27, 2021

Housing Challenges and Opportunities for the Intellectual or Development Disabilities (IDD) Community

Door 2 Dreams

Mark Peterson & Shannon McKinley

[Link to the Meeting](#)

November 17, 2021

Overview of Public Housing in Stevens Point

Stevens Point Housing Authority

Idowu Odedosu, Executive Director

[Link to the Meeting](#)

January 19, 2022

Student Housing Needs from a Student Perspective

UW-Stevens Point Student Government Association

Will Scheder, Colin Nygren, Julia Kapp

[Link to the Meeting](#)

February 23, 2022

Portage County ALICE Report & United Way Initiatives

United Way of Portage County

Sue Wilcox, Executive Director

[Link to the Meeting](#)

March 23, 2022

Homeowner Assistance Programs offered by CAP Services

CAP Services, Inc

James Barrett, Assistant Director of Housing

[Link to the Meeting](#)

April 27, 2022

New Home Construction Challenges from a Home Builders Perspective

Origin Family Home Builders

Jeff & Matt Rice, Owners

[Link to the Meeting](#)

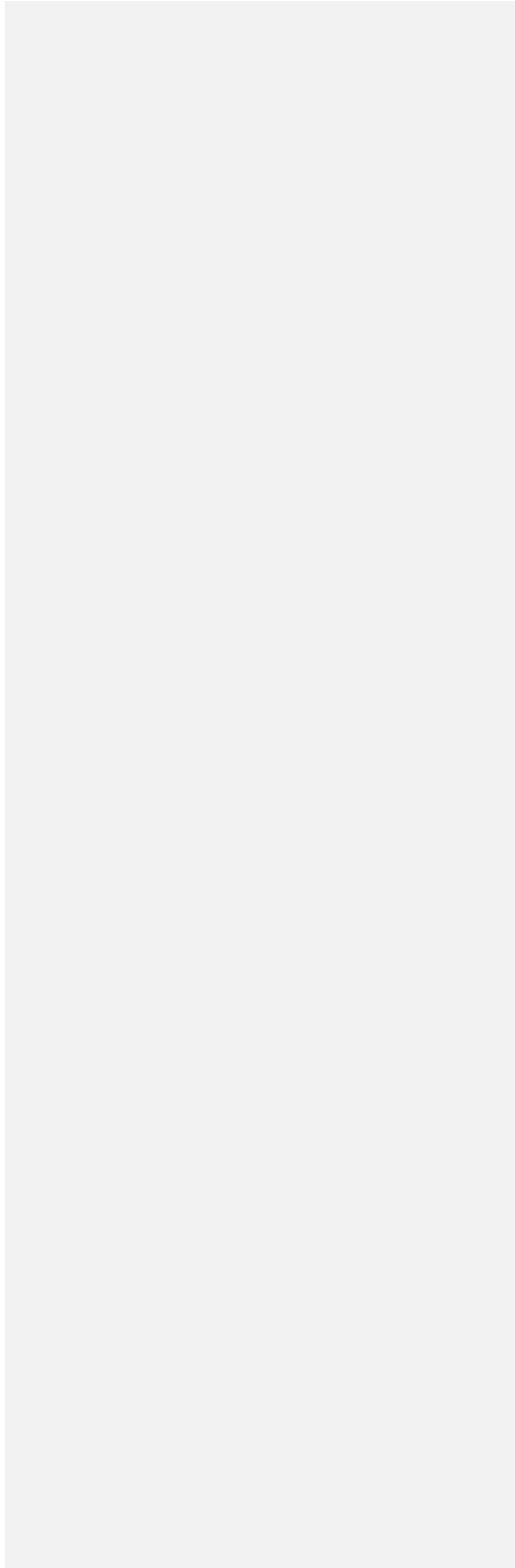
May 24, 2022
[Link to the Meeting](#)

June 22, 2022
[Link to the Meeting](#)

August 24, 2022
Link to the Meeting

September 21, 2022
Link to the Meeting

DRAFT



Goal #1 – Update Definition of Family to be more inclusive and reflective of modern needs

Through almost all of the conversations and discussions on the goals and objectives of this white paper, it was abundantly clear that the definition of family had to be reviewed if the City was serious about addressing housing needs within the community. Robust conversation with the Housing Taskforce produced the recommended changes to the definition of family. Understandably so, there is no 'silver bullet' to better defining family and appropriate housing numbers for each neighborhood; however, the City can work towards creating a more equitable and inclusive definition of family, while allowing exemptions to those within the IDD community who may need additional assistance.

Zoning Opportunities

1) Amend the zoning code to redefine the definition of family to be more inclusive.

Realization: The City desperately needs to update the definition of family within the zoning code to be more inclusive and reflective of the current economic environment. The current definition (page 128 of the Zoning Code) is too restrictive to allow changing demographics and economic needs of the community. The current code is outlined below:

FAMILY - is an individual, or two or more person related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus one individual not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of family shall not apply to a Tourist Rooming House.

Below are examples of how the current code is interpreted and enforced:

Larry & Anna = couple, not married or together by legal relationship.

= legal under current code.

Larry & Anna = couple, not married or together by legal relationship.

= legal under current code.

IF Larry & Anna invite Mary to rent a room = illegal under our current code.

Larry & Anna = decide to get married.

= legal under current code.

IF Larry & Anna invite Mary to rent a room = LEGAL under our current code.

Anna buys a 4 bedroom house near UWSP to go to college.

Rents three of the rooms to friends.

= Illegal under our current code.

Larry & Anna = married couple.

Anna's mom and dad are aging and need assistance, so they move in.

= LEGAL under our current code.

Larry, Anna and their two kids invite Bill and his child to live with them.

= illegal under the current code. Larry, Anna, and their two kids could have Bill live with them, but when the dependent is involved, you technically exceed the code.

Recommendation:

FAMILY Household Entity - is an individual, or two or more person related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus ~~one~~ two individuals not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of family shall not apply to a Tourist Rooming House.

IDD Household Entity - is no more than four non-related individuals, all with intellectual and/or developmental disabilities as defined by the Americans with Disabilities Act, residing in the same housing unit and acting as a single housekeeping entity. In such situation, live-in caregivers for those with intellectual and/or developmental disabilities shall not count against the total number of unrelated individuals within the IDD Household Entity definition. The Zoning Administrator may review each case for approval or denial based upon the information provided to them.

Goal #2 - Diversify and expand the City's housing stock for all residents

There is no 'one size fits all' approach to expanding the style, type, density, and location of housing within the City of Stevens Point. There are, however, opportunities to reduce policy barriers to expand different types of housing within the City to achieve this generalized goal, including finding ways to increase missing middle housing, embracing form-based zoning, formalizing Tax Increment Finance policies, and better engaging the community when new housing developments are proposed.

Zoning Opportunities

- 1) Explore ways to increase "[Missing Middle Housing](#)" through Zoning Code amendments.

Realization: Development patterns post WWII have presented the inability to build and expand "missing middle housing". This causes the City to have limited availability for diverse housing needs within the existing community. Often, missing middle housing become part of the fabric of the neighborhoods in which they reside, mainly because their footprints and scale are not too dissimilar to the surrounding homes within the immediate neighborhood.

Recommendation: Although we could use the Planned Development Zoning (PDD), a specific zoning code change to allow via permitted use the construction of missing middle housing (up to six units) with reduced street setbacks and parking minimums could address the desire to diversify our housing stock.

Idea: <https://missingmiddlehousing.com/> offers zoning code amendment ideas and concepts for communities to consider when working on missing middle housing. Please note that there are excellent examples of this throughout the City already, especially in our more historic neighborhoods.

- 2) Reduce setbacks, consider the surrounding built environment, and reduce parking requirements for residential development to better fit within established neighborhoods. Consider physical development over the use of the development.

Realization: [Form-based zoning](#) should be the driving factor as the City rewrites the City's 1979 zoning code. This will allow the neighborhood to focus more on the physical development of the property as opposed to the use of the property. Form-based zoning will also allow flexibility in older neighborhoods for owners to fully utilize their property for growth and other changes.

Recommendation: Consideration for a zoning code rewrite that is Form-Based to better establish and retain the unique neighborhoods within Stevens Point.

Idea: <https://formbasedcodes.org/> as a resource.

- 3) Small Home Cluster Development

Realization: Single-family detached housing still reigns supreme in new home construction, but is there a way to allow SFD housing while encouraging higher density and communal living? Additionally, look at ways to address homelessness in the community by providing 'tiny-home' cluster development similar to [Occupy Madison](#).

Recommendation: Although the City could use the Planned Development Zoning (PDD), a specific zoning code to allow via permitted use cottage-court/small home cluster development should be adopted. This will allow a higher-density single-family unit development and communal living.

Idea: <https://missingmiddlehousing.com/types/cottage-court#overview> is a great place to start with a possible zoning change.

Economic Development Opportunities

- 1) Adopt a formal Tax Increment Finance (TIF) policy for housing development.

Realization: The City has encouraged new high-density housing development, especially in the downtown area, with the use of Tax Increment Finance incentives. However, no formal policy exists to establish type of incentive (i.e. upfront, pay-go, hybrid) and how much incentive each project would receive. Each housing project that receives some type of TIF assistance is different. Providing some type of guidance with favorability (read: higher ratio) towards **infill**, affordable, IDD, or under-developed housing will help address our future needs. Additionally, some type of review of development should occur after

the development is completed to better understand if the City objectives were achieved through the development.

Recommendation: Adoption of a formal Tax Increment Finance Policy that outlines incentive ratios and standards for housing redevelopment projects, greenfield projects, IDD, underdeveloped housing, among others. Consider pay go incentive with higher rate for large projects, and upfront incentive for smaller neighborhood projects. Formalize a TIF application for consistency in reviewing TIF requests.

Idea: [Sheboygan, WI TIF Policy](#), [Oshkosh, WI TIF Policy and Application](#)

2) Extend life of successful TIFs for the Affordable Housing Extension option.

Realization: Since 2009, the State of Wisconsin has allowed municipalities to extend the life of TIF districts that have successfully paid off other TIF project costs. Between 2028 and 2033, the City will close five of the nine currently active TIF districts. This provides an opportunity to extend the life of those TIF districts and further fund the City's existing Housing Trust Fund (HTF) to expand existing programs for providing affordable housing and for housing rehabilitation.

Recommendation: As part of a possible TIF policy document, ensure the ability to extend the life of the TIF one-year for the [affordable housing extension](#) option.

Idea: [Shorewood, WI, Using TIF to Benefit Affordable Housing LWM](#)

3) Better define the Redevelopment Authority's and Housing Authority's Role in housing and housing programs

Realization: There some uncertainty about how the Redevelopment Authority and Housing Authority fits into economic development as it relates to housing. How do these organizations manage programs for housing rehab and assistance? Is there overlap or an ability to better work together to provide assistance and reduce the years-long wait for affordable housing?

Recommendation: Better define the Redevelopment Authority's Role and Housing Authority's role in housing and housing programs. Consider exploring ways to combine Redevelopment Authority and Housing Authority into a centralized organization if there are synergies that could propel both organizations forward to benefit low-income individuals.

Idea: [City of Wausau Community Development Authority](#)

4) Evaluate existing housing programs offered and analyze impacts and/or needed changes

Realization: Existing programs offered by the City are out of reach for many individuals (ex: residential structure demolition, neighbor helping neighbor)

because of self-imposed income regulations and usage requirements. Many residents don't know that these programs exist, or that they might be eligible.

Recommendation: Audit existing programs, make appropriate changes to better encourage residents with differing incomes to take advantage of the programs offered. Marketing programs must be a higher priority to ensure full usage.

Idea: [Updated Neighbor Helping Neighbor Grant Program](#), [Updated Multi-Family Conversion Grant Program](#)

5) Expansion of Programs like Rent Ready & Increasing Transitional Housing Stock

Realization: Facilities like Four Seasons Mobile Home Park, Point Motel, Blue Top Motel are not sustainable transitional housing for those in and out of homelessness or in transition. Part of the charge of this goal is to identify ways to better increase housing for *all* residents, not just those with the financial means to do so. Some programs like Rent Ready have seen successes, but are there ways to expand the Rent Ready program to include the IDD community?

Recommendation: Create a housing loan program to nonprofit partner organizations seeking to expand transitional, or IDD housing within the City. Such program could be for new construction, acquisition, or renovation of housing for this purpose.

Idea: [City of Wausau Transitional Housing Loan Program](#)

Community Engagement Opportunities

1) Facilitate, through established ordinances and best practices, neighborhood outreach when new housing is proposed.

Realization: The City follows minimum requirements to publish and notify for public hearings when new housing developments are proposed. Unfortunately, Public hearings and public meetings are not conducive to actual discussion and input on how developments may impact the neighborhood in which they are proposed.

Recommendation: Codify in ordinance or set standards for additional outreach meetings as part of housing changes coming within the neighborhood, not necessarily considered as part of a public hearing, but an important part of overall neighborhood feedback.

Note: this would not exempt the City from still applying the minimum state-mandated requirements for public hearings.

Idea: [Boise, ID neighborhood meeting best practices](#)