



*** All present are expected to conduct themselves in accordance with our City's Core Values ***

OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting: Affordable Housing Task Force
Date/Time: Friday, March 22, 2024 at 10:00 a.m.
Location: City Hall, 2nd Floor Board Room
Members: Sarah Watson (C), Diane Sennholz (Co-Chair), Tom Holster, Juli Birkenmeier, Kristin Slonski, Ben Lee

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

1. Approval of Minutes from 1/26/24
2. Discussion regarding tasks and objectives assigned to the Wausau Affordable Housing Regional Task Force through Resolution #21-0541
3. Update and discussion on potential ARPA housing proposals
4. Schedule next meeting date

Adjourn.

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

This Notice was posted at City Hall and emailed to the Media on 3/21/24

Any person wishing to offer public comment who does not appear in person to do so, may email tammy.stratz@ci.wausau.wi.us with "AHTF public comment" in the subject line by 8:00 a.m. on the meeting day. All public comments received, either by email or in person, if agendized, will be limited to items on the agenda only. Messages related to agenda items received by 8:00 a.m. on the meeting day will be provided to the Committee Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event, the City of Wausau will make a good faith effort to accommodate your request.

Other Distribution: Media, Alderpersons, Mayor, City Departments

MINUTES

Affordable Housing Task Force Committee Meeting

Date | time Friday, January 26, 2024, at 10:15 A.M. | *Meeting called to order by* Sarah Watson at 10:8 A.M.

In Attendance

Members Present: Sarah Watson (C), Ben Lee, Kristin Slonski, Juli Birkenmeier, Tom Holster, Diane Sennholz
Others Present: Tammy Stratz, Shannon Graff, Liz Brodek, Alders Tom Kilian, Doug Diny, and Gary Gisselman

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

Agenda Item 1 | Approval of minutes from 12/1/23

Sennholz motioned to approve minutes, seconded by Holster. Minutes Approved 6-0

Agenda Item 2 | Update and discussion on potential ARPA housing proposals.

Brodek provided an update on the TID 6 extension. Things being paid for with ARPA money must be contracted by December 31, 2024, and paid for by December 2026. The Thomas St houses are stalled; we applied for a WAM grant, and that will pay for testing on the sites to determine if they need any remediation. This application process was supposed to be 8 weeks; however, we are at five months. Hopefully should have an answer in the new few weeks. If we get the award, we intend to put out the RFP for a contractor while any remediation is being done. The neighborhood meetings that were held garnered good feedback and the renderings were well received. There are also a couple other infill properties to be used. Habitat may take a couple of the properties.

Discussion about tax delinquent properties and how we are affected. The county pays us our share, so we are whole, but the county is out. However, to take the property, we have to wait for the county to do the process and they have so many to do, it takes years.

Status of social services building – the county has quite a high price tag on it. There is interest in the building, but it won't move at the asking price.

Agenda Item 3 | Discussion and possible action on proposing a YIMBY (Yes In My Backyard) movement.

There are a few places that have programs to promote the process of securing affordable housing. There is a chapter in Madison. It was suggested to do all single-family housing on the lots, so that zoning changes aren't required, and the neighbors can't block the building. This may also be difficult to promote because there are some vocal city government employees that are very loudly in opposition to it. It was suggested that we could perhaps find some other groups that would advocate for this position.

No motion was taken on this agenda item.

Agenda Item 4 | Schedule next meeting date.

There was discussion about how often to meet and what the objectives of the committee are, but no meeting date was finalized.

Adjourn

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Creating the Wausau Affordable Housing Regional Task Force as a special committee

Committee Action: Approved 4-0

Fiscal Impact: None

File Number: 21-0514

Date Introduced: May 25, 2021

RESOLUTION

WHEREAS, the Common Council wishes to create a special committee pursuant to Rule 13D., WMC 2.16, entitled Wausau Affordable Housing Regional Task Force (“Task Force”) to provide community-led affordable housing policy and tactic recommendations to the public, the Wausau City Council, the greater Wausau area municipal and county governments, and developers about how to meet the affordable housing needs of Wausau and Marathon County; and

WHEREAS, the Task Force will assess the current and projected future landscape of housing affordability in the City of Wausau and Marathon County, evaluate current programs and initiatives to produce new affordable units and preserve existing ones, and make recommendations to accelerate our collective ability to meet the affordable housing needs of the community; and

WHEREAS, the Task Force will craft and present recommendations for Wausau’s economic and affordable housing interests, including the development of policy recommendations consistent with applicable state and federal laws, and if applicable, U.S. Housing and Urban Development and local public housing authority guidelines; and

WHEREAS, the Task Force shall be comprised of seven (7) members appointed by the Mayor and confirmed by the Common Council, each to serve a term of two years, consisting of at least one (1) common council member, one (1) affordable housing consumer, one (1) Community Development Authority member; one (1) representative from the North Central Community Action Program and three (3) citizen members representing either another unit of government or an affordable housing advocacy group; and

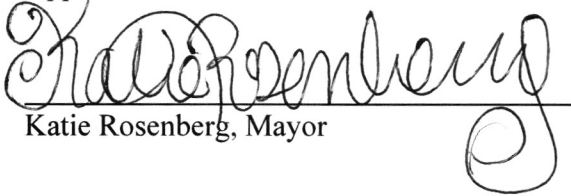
WHEREAS, the Wausau Affordable Housing Regional Task Force will have the following tasks and objectives, along with other duties as delegated to it by the Mayor and Common Council from time to time:

1. Investigate and analyze what affordable housing means to consumers.
2. Inventory and evaluate Wausau’s current affordable housing stock.
3. Participate in community engagement activities and dialogues about affordable housing needs.
4. Analyze the costs to developers, city incentives, as well as consumer costs.
5. Assess and analyze Wausau’s municipal code, looking for potential regulatory barriers that unnecessarily decrease housing affordability.

6. Investigate the role of transit and transportation with regards to access to affordable housing.
7. Identify ways to lower the cost of building, renovating, and financing appropriate quality housing, including affordable housing.
8. Suggest additional research, data, and analysis to be undertaken in order to reach the Task Force and community's goals.
9. Recommend priorities for local actions proposed by the Wausau Affordable Housing Regional Task Force.
10. Conduct a public hearing on the proposed recommendations.
11. Provide and present affordable housing policy recommendations to the Wausau City Council, other units of government, and local non-profit organizations.
12. Develop a plan of action for Wausau Affordable Housing Regional Task Force recommendations.
13. Facilitate communications between the Wausau Affordable Housing Regional Task Force, other local governmental units, and the public.
14. Analyze how displacement and gentrification susceptibility affects housing affordability.
15. Advance strategies that support equitable neighborhood rejuvenation.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, that there is hereby created a Wausau Affordable Housing Regional Task Force as a special committee of the Common Council to carry out its assigned duties.

Approved:


Katie Rosenberg, Mayor