



The Village of Friendliness – Since 1870

To: The City of the Village of Douglas City Council

From: Lisa Nocerini, City Manager

**RE: Engage the Services of Flywheel to assist the City with a Property
Redevelopment Action Plan focused on Affordable
Housing/Workforce Housing Options**

Date: October 7, 2024

Ryan Kilpatrick, CEO of Flywheel, has provided the City Council through the attached letter, a cost breakdown to explore a proactive approach to address housing needs in Douglas. While the City owns several properties that may be available for development, the Council is seeking to ensure that any projects proposed serve the community's long-term housing goals, rather than primarily catering to seasonal or high-cost housing markets.

To move forward, the City has requested a preliminary scope of services to guide its efforts in making publicly owned properties and neighborhoods "housing ready." This proposal will offer strategic options for how the City can position itself for successful redevelopment, with a focus on long-term community benefits. By doing so, the City hopes to create the conditions for sustainable housing development that meets the needs of a wide range of residents.

The attached document provides a breakdown of services for the City Council to consider with different rates included. At this time, the City Administration is requesting guidance from the City Council regarding the direction you would like to take with Flywheel and determining where you would like to utilize city funds to engage Ryan's services.