

1. Would like more info about Nostalgia Housing. Any thought on being more flexible with the TIF/TID?

Part A - If what is meant by nostalgia housing is either targeting older housing with rehabilitation incentives and resources, WHEDA has some resources for that. See WHEDA links below. If what is meant by that is for communities to consider neighborhoods with more density and smaller building sizes like in the 50s and 60s, that's one of the concepts we are working through with Tracy Group in Genoa City with a 62-single family home development.

Part B – with respect to flexibility with TID/TIF for housing, we are seeing more communities use this tool for various types of housing. But, I think it's important to have financial consultants like Ehlers or Baird provide more of the guidelines of what is possible or not or what they are seeing in various areas. Phil Cosson from Ehlers was one of the panelists at WCEDA's housing summit in September 2023. He had some good examples of what he has been seeing in the eastern part of the state, including Sheboygan and Washington Counties. It might be useful to reach out to him with specific questions. PCosson@ehlers-inc.com

2. Would like more info on the Youth Build program.

There are other YouthBuild programs around the country, but Elkhorn's Career and College Academy (CCA) established a program three years ago with the help of a sizable grant and built its first home in Whitewater. Chris Trottier has been a driving force for this program and has partnered with Habitat for Humanity. He has also been working to get more of the high schools around Walworth County involved and would like to continue to grow the program. For more details and contact information, go to this link:

<https://cca.elkhornschoools.org/o/cca/page/youthbuild>

3. Would like more info on what Sheboygan and Washington Counties are doing with their housing crisis.

On a regular basis, more and more counties are looking into what they can do to foster more affordable housing. The three leaders have been Washington County, Sheboygan County, and Jefferson County. Part A - Washington County developed an initiative they call Next Generation Housing. There were three initial goals: 1. Providing 1,000 new owner-occupied housing units in Next Generation Housing developments with 40% being sold for under \$340,000, 80% under \$360,000, and 100% under \$420,000, including home and lot/site, by 2032. 2. Overcoming barriers to home ownership for our next generation. 3. Satisfying the basic need of obtaining

quality homes within 30% of household income. For more details, see attachments and go to this link:

https://www.washcowisco.gov/departments/community_development/next_generation_housing For more information, contact Debra Sielski, deb.sielski@washcowisco.gov

Part B – Sheboygan County housing movement started with the partnership with four family-owned businesses who contributed \$2,500,000 each to the housing movement. These businesses recognized the housing gap affecting the workforce they needed and could not attract. They contributed to this project as a step to increase employment in the county. The following link is to a news story that talks about this initiative. Also, you can find more information at this link: <https://www.someplacebetter.org/homes/> Or, you can contact Brian Doudna, doudna@sheboygancountyedc.com

4. Likes the idea of rehabbing older homes, how can the city support people who need to rehab. What is Walworth County doing to attract more employers for more jobs to fill the housing we are building?

Part A - In terms of resources for home rehabilitation, there are a few federal and state programs that may be useful; however, sometimes the guidelines and restrictions can be discouraging or undesirable. WHEDA has a few programs, and one of their new ones is a home repair program for owner-occupied homes. This is called the More Like Home Repair and Renew program. The home must be at least 40 years old. There are income restrictions, a \$50,000 limit and work must be completed by a licensed contractor. These loans are made through local banks, credit unions and mortgage brokers that partner with WHEDA. Visit this link for more information: <https://www.wheda.com/homeownership-and-renters/homeowners/homeowner-programs> This webpage also links to WHEDA's Home Improvement Loan Program (HILP) which is similar. WHEDA also has home renovation funds as part of an owner-occupied mortgage, which is the WHEDA Advantage Conventional Homestyle Renovation Loan. Information can be found here: <https://www.wheda.com/homeownership-and-renters/home-buyers/available-programs> The WI Department of Administration offers some programs that utilize CDBGF funding: <https://energyandhousing.wi.gov/Pages/Home.aspx> The USDA also has some homeowner repair loans/grants: <https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants/wi> Take Root Wisconsin is another resource that serves Walworth County. Details can be found at following link: <https://www.co.columbia.wi.us/columbiacounty/accounting/Accounting-Home/Housing/Southern-Housing-Region-Program> **Part B** – most site selectors and companies looking to locate somewhere else look at workforce availability and preparedness and geographical proximity to customer base. Increasingly, the Midwest is becoming more desirable because of the lack of environmental catastrophes. Due to the county's limited economic

development resources, we have invested time into strengthening partnerships with economic development partners at the local, state, and regional levels. These partnerships include all the chambers and visitors bureaus in the county. We have also invested time into keeping our website and communications up to date and relevant. We do business education events across the county to keep ourselves in front of businesses and remind them that we are here to help them grow and expand. We also proactively reach out to larger employers to see what their plans are for the future and if we can help them in any way. Throughout the year we get steady leads from Wisconsin Economic Development Corporation, Milwaukee 7, Chambers and Visitors Bureau, events, company visits, and our website. We are excited to be able to roll out a recruitment portal sometime in the next few months, which we will pay to drive traffic to the site to help connect job seekers with local career opportunities. The campaign will also encourage workers and business owners to relocate to Walworth County. We will also be adding a Deputy Director sometime this year that will help us meet with more local businesses and conduct some targeted businesses south of the Wisconsin border.

5. Would like to know why the city is offering 85-90% TIF funding to developers.?

City of Whitewater staff needs to answer this question

6. How many and what cities have 60-70% rentals in their communities?

In our general region, the City of Whitewater, the Village of West Milwaukee, and the City of Platteville have renter-occupied housing rates above 60%. Here are rates for some other cities, Beloit (41%), Janesville (33.5%), Madison (53.4%), Oshkosh (45.6%), River Falls(41.3%). I've attached a spreadsheet with all the villages and towns in the state by county of renter housing percentages.

7. Why the apartment plans were not know to the Whitewater citizens?

City of Whitewater staff needs to answer this question