

# Western U.P. Housing Strategy Project Committee

2 pm Thursday, May 6, 2021

## AGENDA

1. Welcome & introductions
  2. Background of PRRP and Housing Strategy concept
  3. What do you want to see as the project outcome?
  4. Scope of work
    - Components
    - Local versus regional
  5. Market analysis vs. housing strategy
  6. Work completed & data collected thus far
  7. Future meetings
  8. Adjourn
- 

## Connection Information

<https://us02web.zoom.us/j/85196992083?pwd=RElhMWRKZlF6WFhIK0JXWXpDRFB5UT09>

Passcode: 216461

One tap mobile

+13017158592,,85196992083#,,,,\*216461# US (Washington DC)

+13126266799,,85196992083#,,,,\*216461# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 851 9699 2083

Passcode: 216461



# Western U.P. Housing Strategy

## Draft Scope of Work

### STUDY

- Background of Pandemic Response & Resiliency Program
- Overview of national and regional housing conditions
- Recent trends
  - Pandemic
  - Remote work
  - Broadband
- Regional profile
- Key issue areas
  - Affordability
  - Housing age and condition
  - Value to income ratio
  - Supply and demand
  - Building trends
  - Blight
- County profiles
  - Localized issues
- Forecasts
  - Population projections
  - New unit needs/demand

### STRATEGIES

- Community action
- Available funding programs
- Lender and developer engagement
- Streamlining of permitting & land use regulation
- Political advocacy

### ENGAGEMENT

- Surveys
  - Employers
  - Realtors
  - Landlords
  - Developers
- County focus groups?

## Other Existing Strategies

### HAVE REVIEWED:

- Taney County, MO (Branson area)
- Isothermal Region, western NC
- Grand Traverse County, MI
- Allamakee County, northeast IA
- Central Florida (Gulf Coast)
- George Washington Region, VA

### RECURRING THEMES

- Owner-occupied
  - Unmet demand for:
    - Units 1,000-2,000 s.f. w/ 2-3 bedrooms
    - Prices centered on roughly \$150,000
    - Desires of first-time homebuyers and downsizing seniors
  - High construction costs and worker shortages
  - Inadequate rehabilitation funding
  - Excessive single-family and/or large lot zoning
  - Dilapidated/obsolete manufactured homes (trailers)
- Rental
  - Rent burdening
  - Lack of incentive for property managers to maintain/upgrade