



# Next Generation Housing Ad Hoc Workgroup Event Summary December 16, 2021

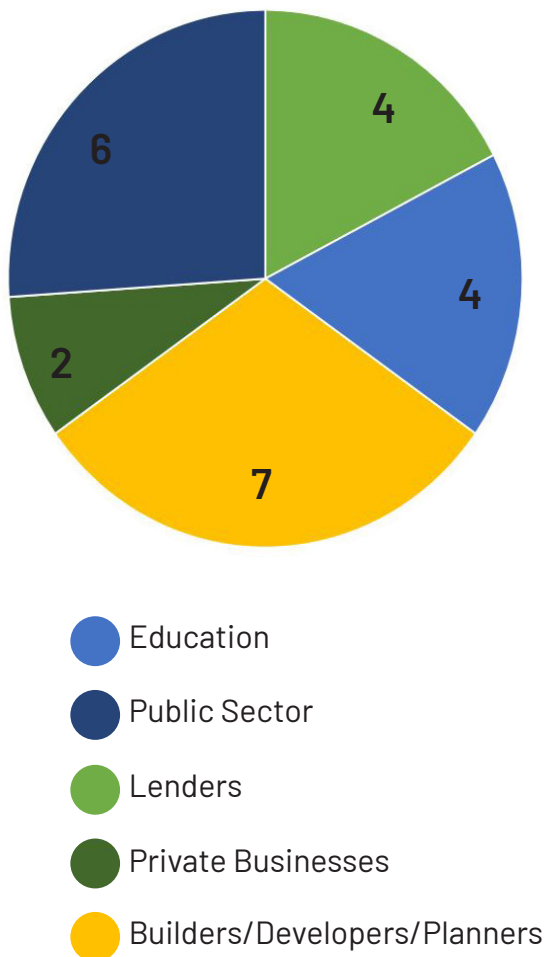
## Washington County Community Development Department

The Washington County Community Development Department held a Next Generation Housing Ad Hoc Workgroup event on December 16, 2021 with the private sector, builders, developers, municipal employees, lenders, and educators to brainstorm possible solutions for the existing housing barriers within Washington County.

County Executive Josh Schoemann began the meeting by welcoming and thanking the representatives for attending the event and provided background on "Our Great Community." The EDWC, HADC, County Staff, and Glacier Hills Credit Union provided brief overview of research and comprehensive studies while the Village of Slinger President provided a personal example of the issue this Initiative is working to resolve.



**Breakdown of Attendees**



After the overview of the program, Deb Sielski, the Community Development Director, presented the barriers to Next Generation Housing and began the discussion of potential solutions. The 23 participants in attendance were broken out into three breakout facilitation groups that worked towards drafting potential solutions for:

1. High Development Costs and Zoning & Land Division Regulations
2. Housing Down Payments and Workforce Education & Connection
3. Public Outreach

The solutions from the facilitation groups were compiled and internal staff completed a MicroSWOT Analysis to evaluate some initial opportunities, threats and next steps. This SWOT Analysis will be discussed at the Next Generation Housing Coalition at the March 14th meeting.

Participants were sent an evaluation survey asking for feedback about the facilitation group and final thoughts related to the Initiative. Some key takeaways from the survey were:

- Participants would like to continue the conversation and work together to find solutions and break barriers
- It will be a challenge but it is great to see the County take initiative with this issue and work to retain and attract residents
- Education and communication with the public will be very important
- The depth and detailed knowledge from the Ad Hoc Workgroup members should be utilized to the fullest extent possible



## Ad Hoc Workgroup Tools/Solutions/Ideas

### Housing Down Payments and Workforce Education & Connection

- Incentives for farmers/landowners to sell land for less
- Reduce Road ft/unit - reduce to 60 ft lots
- Eliminate requirement to use new granular backfill to backfill sewer/water lines
- Reduce sidewalks on streets to 1 or none
- Allowing lift stations
- Align home buyer expectations and desires to costs (education)
- Financial assistance from local governments for infrastructure
- Having residents and businesses at the municipal meetings when development is being reviewed to show support for development.
- Build more attached owner occupied units (townhomes/condos/duplexes)
- Special Assessment

### High Development Costs and Zoning & Land Division Regulations

- Employer sponsored home ownership savings
- Business sponsored subsidies for home purchase grants
- Businesses could provide an income supplement to employees for living and working in Washington County
- Create an, "If you move to Washington County and work in Washington County"... here are your benefits over the next 5 years.
- Young homeowners could meet quarterly, not unlike young professional groups.
- Have a single point of delivery and curriculum development for all first-time homeowners regardless of the community in which they are buying a home.
- Create an emergency trust created by multiple employer contributions, that is available for new homeowners to address large unexpected and expensive issues.

### Public Outreach

- Go into schools and educate students
- Show the core workforce as they are the ones NGH is targeting - it is the people who already work in Washington County but cannot afford to live in the county
- Work with financial institutions
- Promote amenities and services that exist in Washington County
- Educate the public
- Show the long-term effect that will happen without NGH
- Engage civic groups and other organizations
- Show the populations that there are good jobs in Washington County
- Present at meetings: Common Councils, Schools, Plan Commissions, Boards
- Help older people downsize

### For each of the tools/solutions/ideas above:

- **Funding would need to be identified to make the creation, delivery and administration of a program viable.**
- **Implementation entity will need to be determined for each solution.**