

Affordable Housing Advisory Committee Presentation to Town Board

March 30, 2022

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Mission: Find and create
affordable and accessible,
year-round workforce housing
for the residents of La
Pointe.

-October Meeting, 2021

Committee Charter: Assist and advise
the Town Board in advancing the
objectives and policies of the Housing
Component of the Town of La Pointe
Comprehensive Plan. (2019)

Members: Katie Sanders, Chair; James
Peters, Vice Chair; Charlie Bertel; Marie
Iannazzo; Tom Kromroy; Kenneth Myhre; Mark
Pass; Lauren Schuppe; Jane Vogt.



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It will all work
out*

*It won't.
Unless we act.

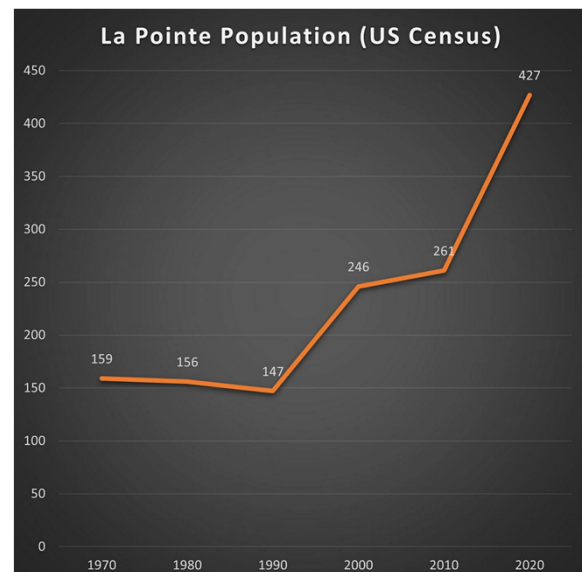
The shortage of
affordable housing
in
La Pointe has been
identified at least
since the 2006
Comprehensive Plan.
The response to
date: Two units
built in 17 years.

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La Pointe Stats

Increasing population and vacation rentals are eliminating available, affordable housing.

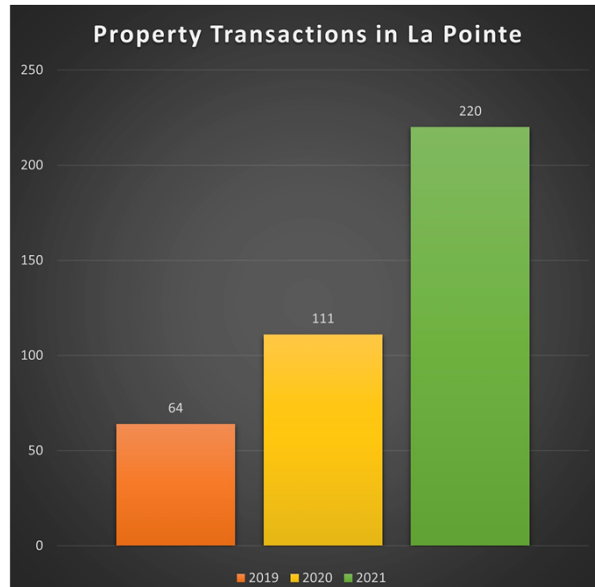
La Pointe's 2020 population soared to 427, an increase of **63.6%** in 10 years.



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La Pointe Stats

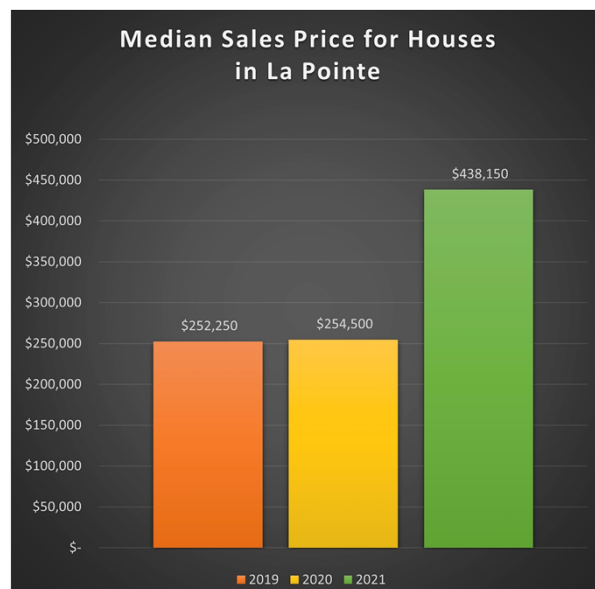
Property sales in La Pointe more than tripled in the last 3 years, increasing 244%.



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La Pointe Stats

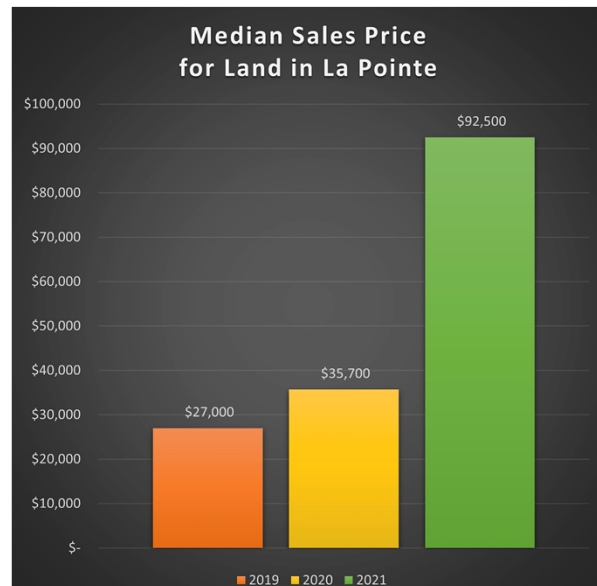
In 2021, you needed a household income of \$104,000 to afford a median-priced home in La Pointe.



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La Pointe Stats

The cost per parcel median land prices on Madeline Island have risen **243%** in the last 3 years.

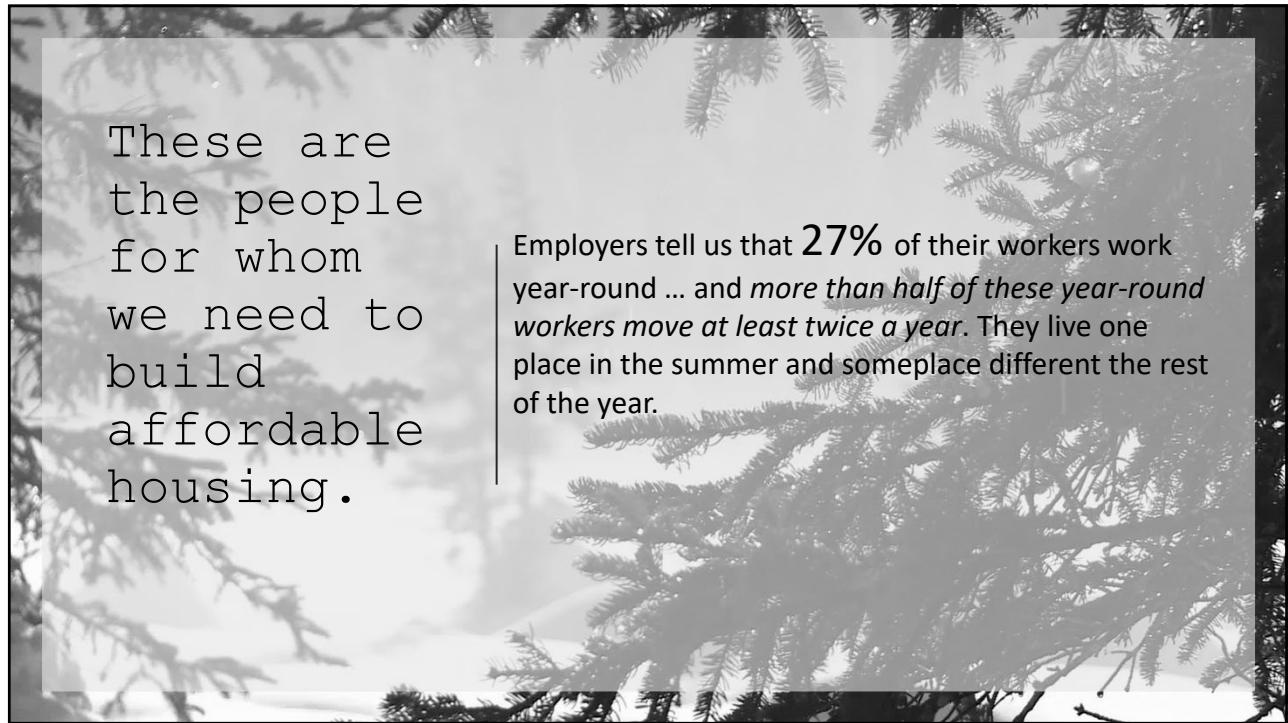


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It's
business.
And it's
personal.

- **90%** of Madeline Island workers do not live on Madeline Island.
- **75%** of island employers say the lack of affordable housing limits their ability to hire workers.
- **60%** of island employers say the lack of affordable housing limits the days and hours they operate.

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These are the people for whom we need to build affordable housing.

Employers tell us that **27%** of their workers work year-round ... and *more than half of these year-round workers move at least twice a year*. They live one place in the summer and someplace different the rest of the year.

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Personal Stories

March 2 at 12:36 PM · 🌐
⋮

Hello! Thought I would give this page a try— my boyfriend & I (both full-time residents employed on the Island) are in need of housing! If anyone has any leads for a (preferably) long-term rental, please send me a message or call:

Open to just about anything at this point! Thank you!!

👍❤️👏 17
5 Comments

"AS A SEASONAL WORKER, ITS HARD TO COME BACK YEAR AFTER YEAR AND THEN HAVE TO FIGURE OUT WHERE YOUR GONNA LIVE DURING THE OFF SEASON."

"WE DESPERATELY NEED IT."

ONE MOTHER TOLD US HER SON MOVED TEN TIMES ON THE ISLAND BY THE TIME HE WAS 4 YEARS OLD.

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The Michael K. & Katie Story



We made an offer on one property. The owner countered with a HIGHER price.



We never got a chance to make a counter-offer on a different property because the seller's agent neglected to contact us until *after* the property sold.



We had a rental lined up for the winter. Two weeks before we were supposed to move, the owner changed his mind.



Word-of-mouth-house #1: Probably too big for two people, but the owners turned into a rental anyway.



Word-of-mouth-house #2: The owner *assured* us he wanted to sell to someone who lived on the island year-round. Or not. It sold and sits empty during the winter.



Word-of-mouth-house #3: Like #2, the owners sold to someone else; it is also empty for the winter.

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As these stories illustrate, it does **not** just "work out"

"WE PAY \$350 A MONTH PLUS UTILITIES FOR A PLACE WITH A BIG BEAUTIFUL WOODS AND NO RUNNING WATER."

"MOVING SEASONALLY IS THE NORM HERE ON THE ISLAND AND THAT CAN BE VERY STRESSFUL AND TIME CONSUMING. IT CAN ALSO COST A LOT OF MONEY. HAVING WINTERIZED AFFORDABLE HOUSING HERE WOULD BE THE MOST INCREDIBLE THING FOR THIS COMMUNITY."

"I MOVE BECAUSE I CAN'T AFFORD PLACES WHEN RENT RISES BUT I DON'T WANT TO BE A BURDEN ON MY PARENTS."

"AFFORDABLE HOUSING FOR THOSE EMPLOYED ON MAD ISLAND SHOULD EXIST - IF I LOST MY HOUSING I'D NO LONGER BE ABLE TO WORK HERE DUE SIMPLY TO AN INABILITY TO FIND ANOTHER PLACE."

"I OFTEN SPEND MORE TIME OFF ISLAND THAN ON, BECAUSE OF A LACK OF AFFORDABLE HOUSING FOR LOCALS."

"THUS BEGAN AN 8-YEAR CYCLE OF MULTIPLE JOBS, MOVING TWICE A YEAR (CAMPING/HOUSE SITTING/SEASONAL RENTING) AND SECRET HOMELESSNESS."

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There are no
easy
solutions.

Immediate Steps:

- Gather more data and stories of impact
- WHEDA pilot project
- Identify existing buildings that are vacant or underutilized and can be converted to affordable housing
- Partner with Ashland County Public Housing (a private non-profit) to help preserve their existing housing and develop additional subsidized housing on an adjoining lot on the island
- Pursue multiple projects simultaneously, shift focus as situations evolve

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Intermediate/Long Term

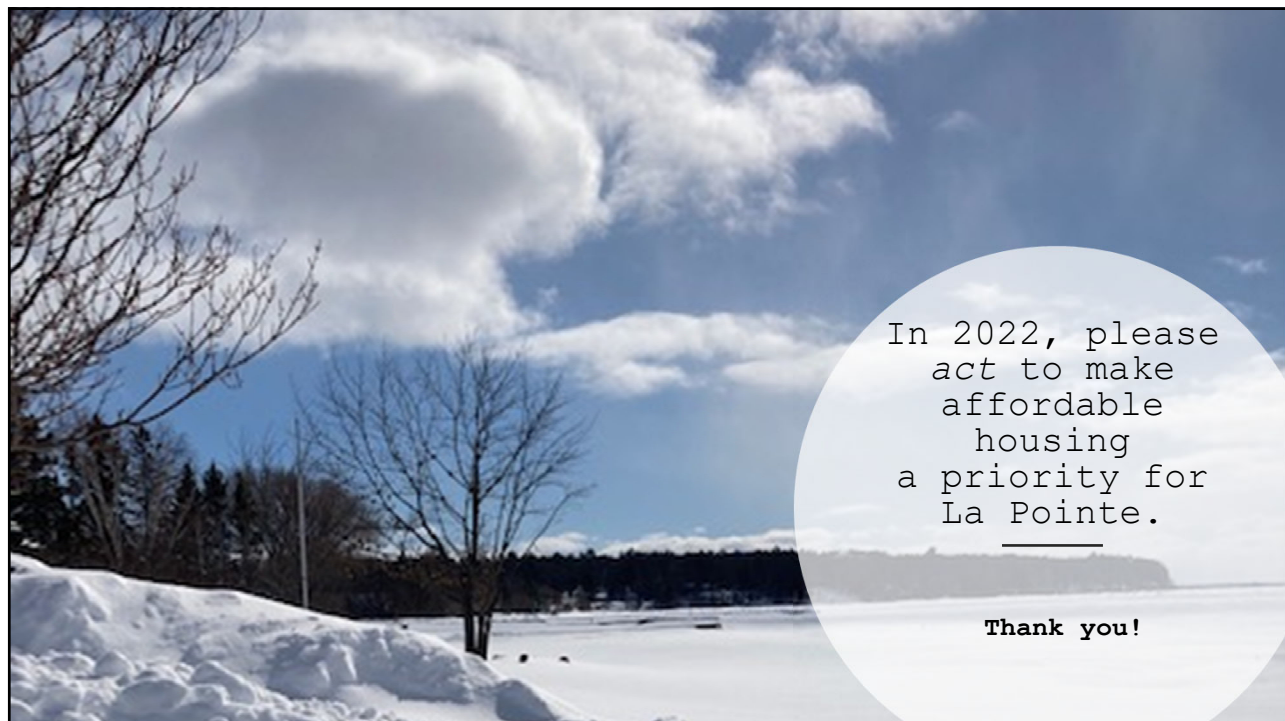
- Build new housing
- Identify land that can be acquired for new rental and ownership options
- Build financing and management partnerships with public, private, nonprofit organizations and individuals
- Explore LaPointe Community Land Trust so housing can remain affordable into the future

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What the
Town Board
can do:

1. Be willing to donate Town-owned parcels for development, to reduce costs and make development more feasible.
2. Be willing to grant zoning modifications to allow higher-density housing, again to make development more feasible.
3. Be willing to explore financing options.

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In 2022, please
act to make
affordable
housing
a priority for
La Pointe.

Thank you!

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