

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE AGING & LONG-TERM CARE COMMITTEE

Monday, April 12, 2010

Administrative Center – Room 3220

5:00 p.m.

MEMBERS PRESENT: Charles Spiker, Roger Plesha, Arlene Benrud, Jim Berns, Ralph Geary (5:25), Audrey Kader, Monica Kruse, John Medinger, Leon Pfaff, Jeff Schroeder, Jerry Sebranek, Margaret Wood

MEMBERS EXCUSED: Andrea Richmond

MEMBERS ABSENT: Ann Fisher

STAFF & GUESTS: Steve O'Malley, Jim Speropulos, Charlie Handy, Margaret Norden, Pam Semb, William Seno

ROLL CALL/CALL TO ORDER

Public Works & Infrastructure Committee Chair Charles Spiker called the meeting to order at 5:00 p.m.

PUBLIC COMMENT

None requested.

PRESENTATION ON SENIOR HOUSING PROPOSAL ON LAKEVIEW CAMPUS

Charlie Handy reported that William Seno presented a proposal to the Economic Development Fund Committee about a senior housing project he would like to build in West Salem on Lakeview property. The Economic Development Fund Committee directed staff to seek input from the Public Works & Infrastructure and Aging & Long-term Care Committees. Handy reported that the project would be eligible for U.S. Department of Commerce funds for tax credit housing. He stated that the proposal is consistent with the County Master Plan, and could provide a potential revenue stream via increased demand for services at Lakeview. The proposal has not yet been presented to the Village of West Salem Planning Commission, but there were plans to do so in May, 2010. The Village Board would have veto power over any plans to develop. He explained that the project is income tax credit eligible, but would pay property taxes. He stated that although there are 2,400 empty lots in the county, there is still a demand for senior housing.

William Seno reported that he is the owner of a for-profit development company that concentrates on small, rural markets. He partners with non-profit agencies to be building managers after construction, and in this case would partner with CouleeCap in La Crosse, and Cap Service in Stevens Point. He explained that federal income tax credit has nothing to do with real estate taxes, and allows charging less rent. His project would consist of 24 units in three buildings, at 1,000 square feet per unit, with an attached garage and porch. There would be a common room, patio, and office. They would rent for \$560-\$600 per month to income-qualified people at a \$12,000-\$30,000 income level. They would not provide meals or other services. Their average tenant is mid-70's, single, and able to live independently.

A lengthy discussion was held regarding other sites that were considered, market analysis and plans from other organizations to build senior housing in West Salem, subsidies, use of local rent vouchers, options to purchase by CouleeCap and/or the County, site plans and road access. Supervisor Plesha stated he would like to hear about any plans for housing expansion by the La Crosse County Housing Authority, and consider the County's options for building and/or servicing senior housing on Lakeview property. The consensus of the two Committees was to place the item on each Committee agenda for further discussion.

NEXT JOINT COMMITTEE MEETING: TO BE DETERMINED, AS NECESSARY

ADJOURNMENT

MOTION by Johnson/Kader to adjourn the meeting. **Motion carried unanimously.**
The meeting adjourned at 5:57 p.m.

Approved, May 10, 2010, Margaret Norden, Recorder