

May 2, 2024

The special work session of the Mason County Board of Commissioners was held at 7:00 p.m. in the conference room of the Mason County Airport Terminal.

The meeting was called to order by Chair Andersen.

Roll call was taken. Present: Krieger, Johnson, Hartley, Squires, Hull, Andersen, Bacon.

Absent: None.

Invocation and the Pledge of Allegiance to the flag was recited by Commissioner Andersen.

Motion by Bacon and seconded by Hull to approve the agenda. Motion carried.

Reading of Correspondence: None

Public Comment: Economic Development Director of the Chamber Alliance of Mason County Kristi Lucas-Zimmerman thanked the Board for their support with the housing challenges. She also thanked Treasurer Andrew Kmetz for his work in implementing the Land Bank.

She noted rental vacancies are at less than ½ of 1%. 40% of people who work in Mason County do not live in Mason County. There are no vacancies available for senior housing. There is a need for 2,434 more units of housing.

Housing Presentation by Ryan Kilpatrick, AICP & EDFP of Flywheel Companies:

Mr. Kilpatrick began his presentation by stating that there is no easy fix for housing shortages. The current situation has accumulated over the past 30 – 40 years. He noted that as a general rule, “affordable housing” consists of no more than 30% of income.

1. He outlined the housing needs in Mason County at different levels as to rentals and sales and noted that 25% of rentals in Mason County are short term or seasonal rentals.
2. Explained how subsidies can assist renters with affordability.
3. Explained different costs related to developments, ex: Land, Construction, Design, Permits and Financing.
4. Areas with infrastructure already in place makes sense when developing.
5. Explained how Zoning affects affordability and how pairing Zoning with Incentives, Subsidies and Impact Capital work together to achieve affordability.

He suggested that the County consider what role they might play in supporting more housing at all price points and partner with the private sector and local units of government as to where the best opportunities for additional housing might be.

Several commissioners asked questions and complimented Mr. Kilpatrick on the informative presentation.

Public Comment: Jamie Healy, Executive Director of Habitat for Humanity, noted that there is also opportunities to assist with basic needs such as running water, heat, and replacing/repairing roofs.

Any Other Business: Commissioner Squires said he had received complaints about junk and blight and wanted the Board to be aware of that.

The meeting was adjourned at 8:36 pm

LORI HOLMES, CHIEF DEPUTY CLERK

JANET S. ANDERSEN, BOARD CHAIR