

Angie Duus

From: Tim Houle <Tim.M.Houle@widseth.com>
Sent: Friday, March 17, 2023 8:05 AM
To: Angie Duus; Gail Levenson
Subject: Pequot Lakes EDC Housing
Attachments: Housing EDC Report.pdf

Good morning, Angie.

If you would not mind passing this email and the attached along to the EDC, we would appreciate that.

We had a good discussion at last month's EDC meeting on the above Subject.

After going back and reviewing, the agencies we discussed are pretty much the ones that are the 'usual suspects'. Trying to summarize each of them into one-pagers is challenging.

Thus, Gail put together her notes and included the different agencies' / programs' webpage links in the attached.

There are sometimes a program or agency that presents itself for a particular situation or circumstance that is not on the attached. We can stay in touch with Tyler at BLAEDC as they may run across these 'particular situation or circumstance' programs or agencies.

It is good to get a general understanding of potential funding assistance programs.

But, our preference is to first work with the EDC and the City on specific situations, needs, and goals. Then we can find a funding assistance program to help work on that specific situation, need, or goal.

As mentioned towards the end of the attached, we could provide a proposal to prepare a formal Housing Study. Let us know.

A Housing Study is used by Cities to document their housing gaps (owned, rented, multi-family, single-family, etc.). It would also show the amount of mortgage or rent, that residents can afford. The City would use it to attract a housing developer, or for funding assistance / grant programs.

We know Mark Jurchen (and others?) have gathered a lot of data. A formal Housing Study would include some of the following:

- Demographic overview of city
 - Projections, trends
 - Household sizes
 - Income levels
- Overview of existing housing stock
 - Construction activity
 - Housing condition
 - Sale prices, etc.
- Rental housing stock
- Recommendations and opportunities
- SWOT Analysis

Angie, just let us know how we can assist, or if there are follow-up questions.

Thank you,

Tim Houle, PE

Civil Engineer, VP
218-316-3646
7804 Industrial Park Road
Baxter, MN 56425

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50 Best Places to Work (*Prairie Business Magazine, 2022*)

From: Tim Houle

Sent: Thursday, March 16, 2023 4:16 PM

To: Angie Duus aduus@pequotlakes-mn.gov

Cc: Gail Levenson Gail.Leverson@widseth.com

Subject: RE: EDC Meeting March 21 Info

Good afternoon, Angie.

I am hoping you can give us until tomorrow to get you something for the EDC?

Sorry for my tardiness.

Tim Houle, PE

Civil Engineer, VP
218-316-3646
7804 Industrial Park Road
Baxter, MN 56425

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50 Best Places to Work (*Prairie Business Magazine, 2022*)

From: Angie Duus <aduus@pequotlakes-mn.gov>

Sent: Thursday, March 16, 2023 9:51 AM

To: Tim Houle <Tim.M.Houle@widseth.com>

Subject: EDC Meeting March 21 Info

Hi Tim,

Did you have any information for the EDC Meeting next Tuesday that you like to me to give to them?

Thanks,

Angie Duus
City Clerk/Treasurer



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