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Waunakee Housing Task Force

November 8 Meeting



Today's Goals

- Working agreement
- Understand regional growth
- Understand commuting

Review

Presentations

TAKEAWAY #1

Amenities are crucial to a vital community.

TAKEAWAY #2

Access to amenities are a matter of equity and should not be restricted to those who can afford it.

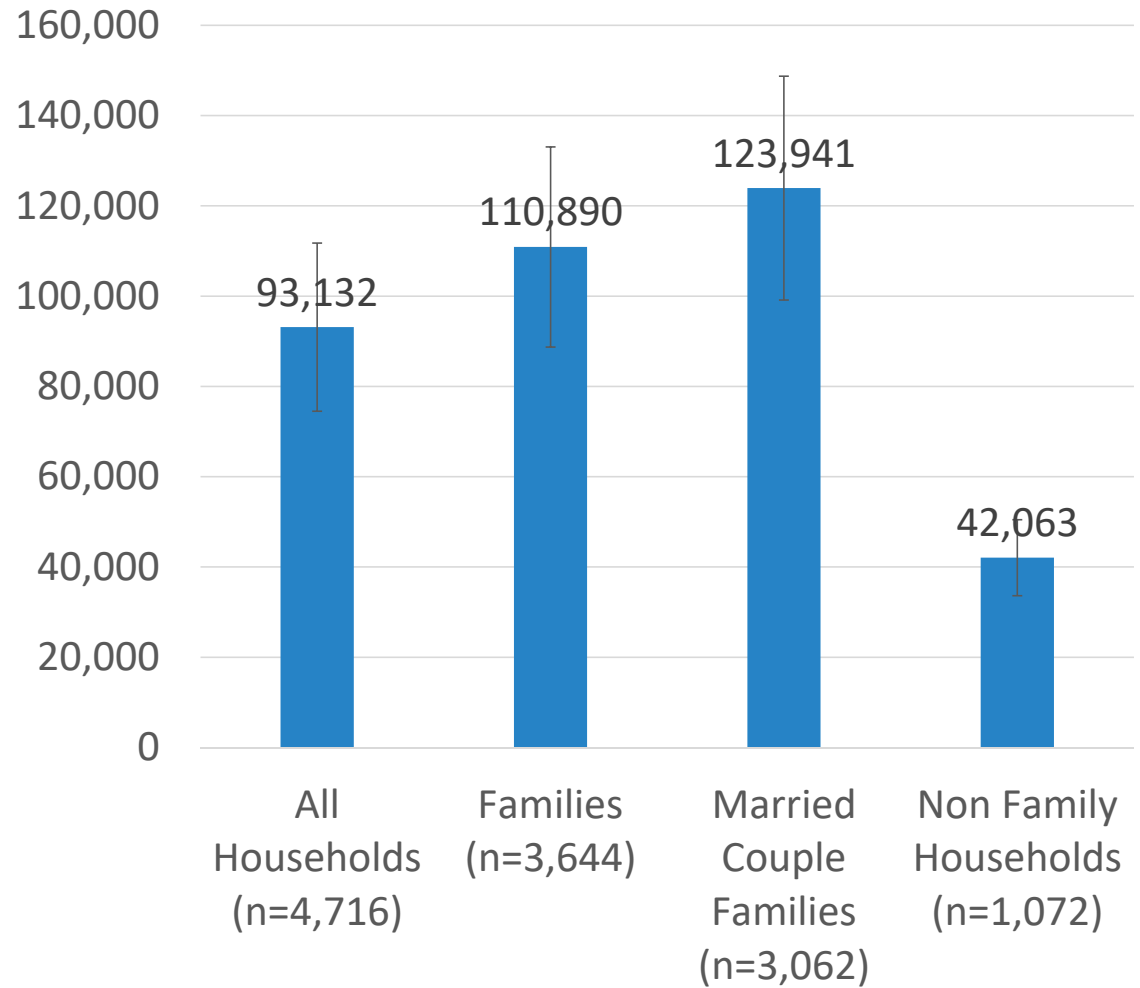
Consider walkability, access to parks, schools, libraries, food, and transportation when planning for affordable housing.

Review: *The Missing Middle*

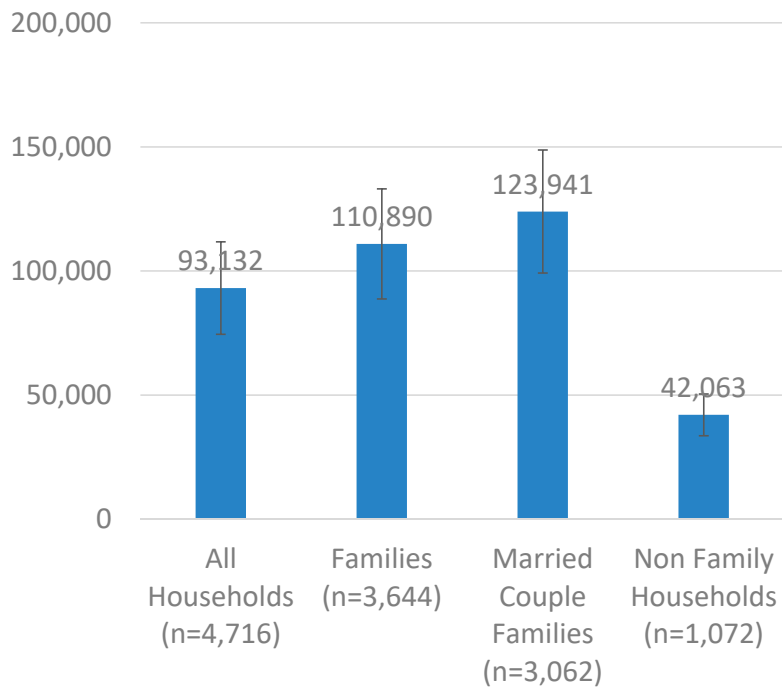
United States Census. (2016) 2016
American Community Survey



Waunakee Median Income by household



Who are *The Missing Middle*?

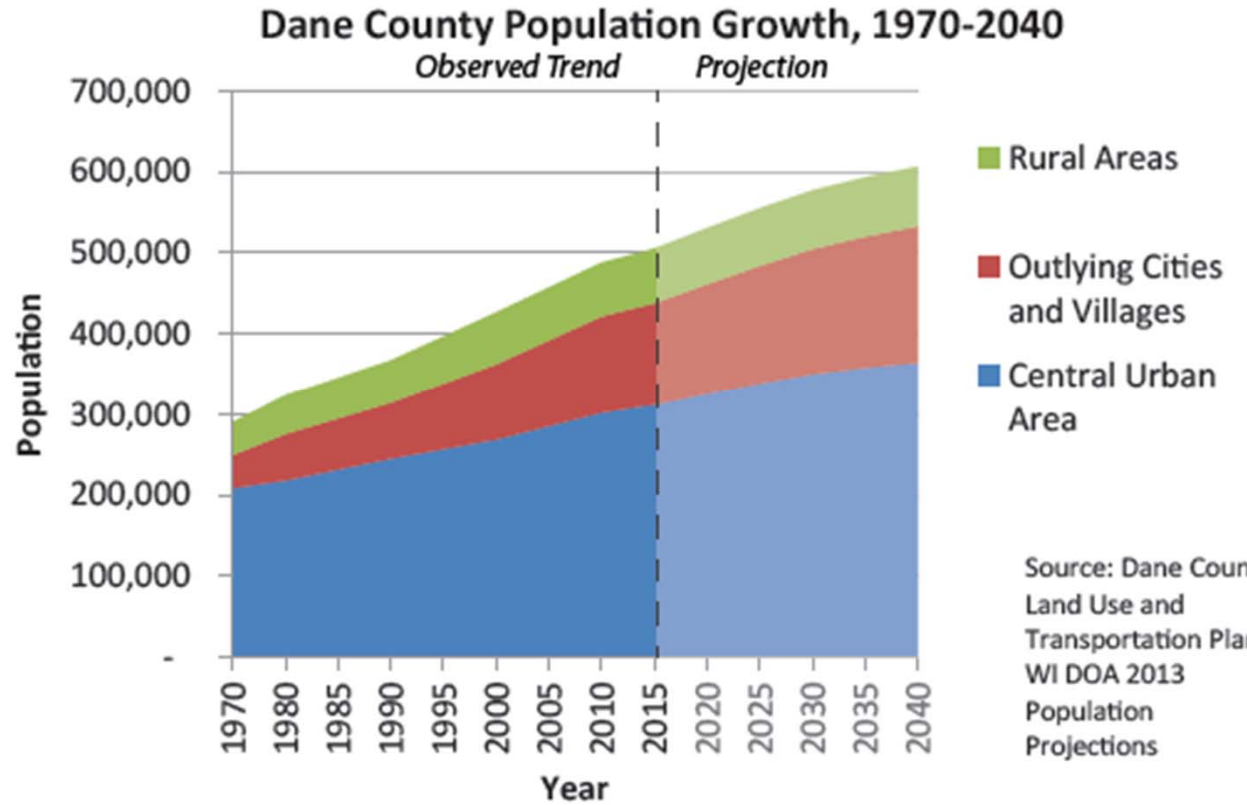


Middle Income
\$52,000 – \$78,000

Lower Middle Income
\$34,000 - \$51,000

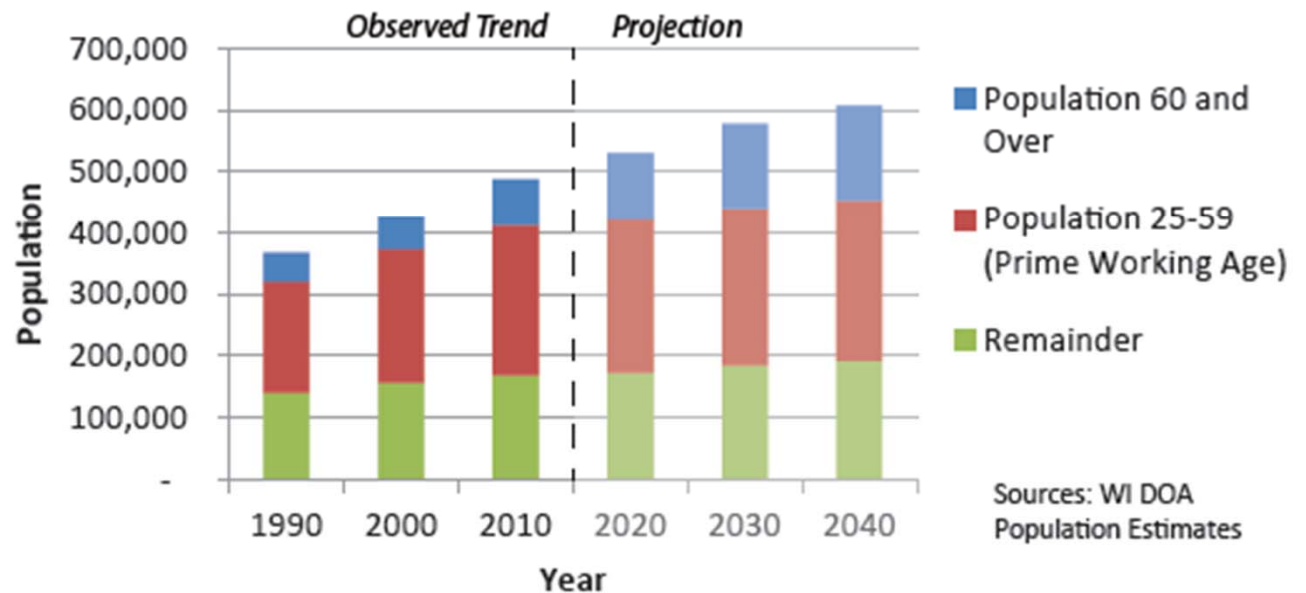
A few words about growth...

HOW MANY PEOPLE?

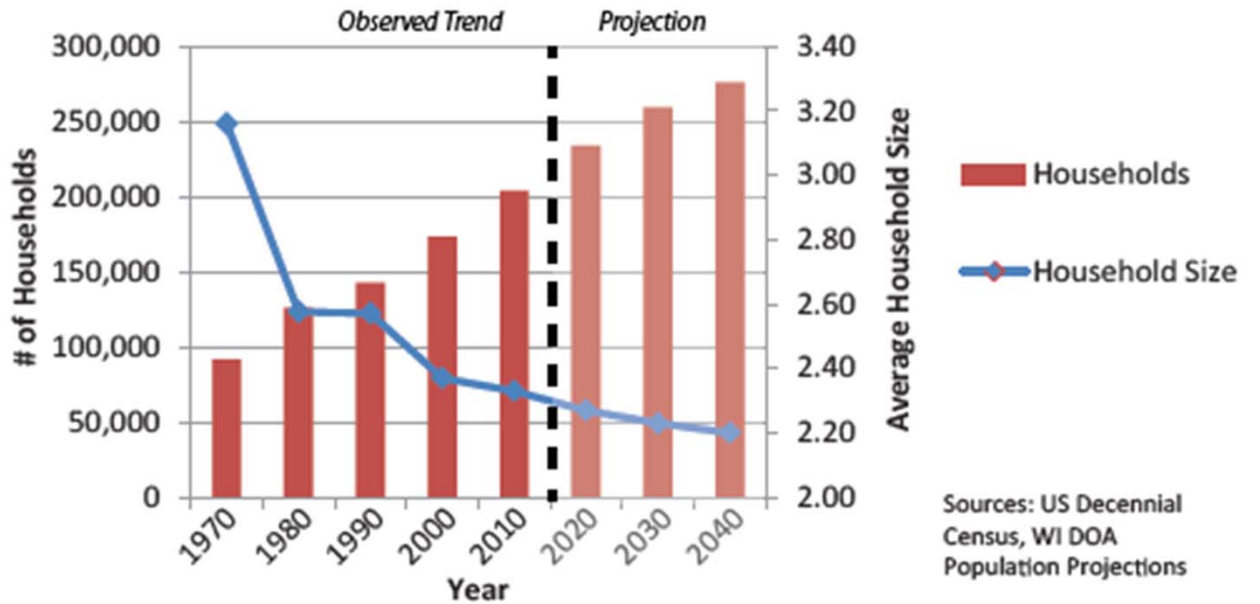


WHO WILL LIVE HERE?

Dane County Population Growth and Projection, 1990-2040



Dane County Households Increase While Household Size Drops



Est. 69,000 additional households by 2050

“The Geography of Opportunity”

Housing unit diversity [or the lack of diversity] fundamentally shapes both the demographic structure of suburban communities, but also geographically structures opportunities for all metropolitan households.

Paulsen, Kurt. (2012). The evolution of suburban relative housing unit-diversity. *Housing Policy Debate* 22(3) 407-433

Discussion Questions

1. What implications do regional growth projections have for the Waunakee community? How should the community respond? What are options for addressing housing needs as well as assuring the workforce for Waunakee's growing business community?
2. As a part of the Capital region, what is the responsibility of the community to provide housing to accommodate future population growth (as per projections)? What is the responsibility of the community to provide workforce housing? Senior housing? Affordable housing?
3. What will be the impact of anticipated future commuting patterns on Waunakee? How can this impact be mediated?

Discussion Notes

What is the impact on local existing businesses of the lack of housing for low income/low wage employees

- 1. There is not a housing market for those in the \$10 -12/hour range
- 2. Not enough people to fill jobs (Noted that this impacts i.e. CNAs at \$10-12/hour to starting teachers at about \$40k/annually)

What will be the impact of anticipated future commuting patterns ... how can it be mediated?

- Too much traffic in town
- Increased imbalance with incoming & outgoing traffic, but also with pass-through traffic
- Public transportation is a need ... North Mendota Parkway ... industry/retail and businesses in town

What is the responsibility of the community to provide

- We should be actively looking for solutions
- People that work here should have the opportunity to live here
- To what level – i.e. how many? What price point? Who develops
- When does the Village get involved, and to what extent?

What

- An increase in demand for multi family
- An aging population has different housing needs
- Transportation needs will need to be developed, but cannot accommodate all needs. Housing will need to accommodate workforce needs
- Transportation alternatives will change and be needed; How will they be supported?
- Economic pressure on the growing senior population
- Housing trumps transportation for jobs/employees, and housing is a better alternative than transportation

How should the community respond?

- An increased need for affordable housing
- Revisit the 75/25 single family/multi family split

Consideration for the long term economic stability for long term renters? How do we accommodate this trend in our community?

Gather information about ordinances in similar communities, comp plan



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