

**Waunakee Housing Task Force  
Session Five  
Agenda**

1/10/2019, 5:30 - 7:30 pm  
Location: Community Room C, Village Center

**Task Force Charge:** *The Village Board has created the Waunakee Housing Task Force to gain a full understanding of the existing housing inventory in Waunakee, identify areas of realistic housing need in which the Waunakee housing marketplace ought provide supply, and craft potential policy modifications*

*Please arrive at least 5 minutes early so that we can begin on time!  
All listed times are approximations*

**Pre-work:**

1. Read samples of Community Identity Surveys (attached below).
  - a. Consider which of the questions would be appropriate for a Waunakee survey
  - b. Consider changes or additions you would like to have made
2. Review notes from 12/13/2018 reflection sheets/small group discussion/report back (attached below)
3. Review values and working agreements

**Purpose (for today's session):**

- (1) Review of process thus far and changes to full agenda.
- (2) Develop understanding of how community identity affects housing decisions.
- (3) Discuss community identity survey and provide input on questions to ask & process to administer survey

**Anticipated Outcomes :** (a) Development of questions for community identity survey, (b) Clarification of expectations and outputs.

**Agenda:**

1. Re-Affirm Values and Working Agreements
2. Introduction: Review of key points from previous meetings
3. Review Charge of the Committee & full agenda for Committee meetings
4. Presentation: Social & Community Identity Issues Related to Housing
5. Small Group discussion 1: What are our own perceptions of the community?
6. Small Group discussion 2: Survey review: What do we want to learn from residents & workers?
7. Group report back
8. Adjourn

**Waunakee Community Survey - DRAFT**

***Before we start the survey, we would like to ask you: What are the top three challenges facing our community today? (Open ended)***

***We would like to ask you a few questions about your experience living in Waunakee. When deciding to live here, how important were the following?***

- |                                   |                                                      |
|-----------------------------------|------------------------------------------------------|
| 1. Size of dwelling               | 9. Amount of annual property tax                     |
| 2. Age of dwelling                | 10. Large lot or yard                                |
| 3. Quality of local schools       | 11. Restaurants nearby                               |
| 4. Family nearby                  | 12. Distance to your own work                        |
| 5. Friends nearby                 | 13. Distance to a spouse or partner's work           |
| 6. Recreation nearby              | 14. Other residents were similar to me and my family |
| 7. Shopping nearby                | 15. Other, please specify                            |
| 8. Price of house or monthly rent |                                                      |

***Each person's experience of living in a community is unique. Please tell us about your experience living in Waunakee. How much do you agree or disagree that people in this community:***

(Note: Items 1 – 3 test perceived connection; Items 4-6 test perceived openness; Items 7-9 test perceived capacity to solve problems)

- |                                      |                                                                    |
|--------------------------------------|--------------------------------------------------------------------|
| 1. Are friendly                      | 7. Have a difficult time talking about community problems          |
| 2. Are trustworthy                   | 8. Have a difficult time coming together to fix community problems |
| 3. Watch out for one another         | 9. Work together to solve our problems                             |
| 4. Welcome new residents             |                                                                    |
| 5. Have a wide variety of viewpoints |                                                                    |
| 6. Are wary of outsiders             |                                                                    |

***Next we would like you to think of all the possible activities and amenities that could occur in the community. How often would you, or someone in your household, use the following if it was in Waunakee?***

- |                                      |                                                                                       |
|--------------------------------------|---------------------------------------------------------------------------------------|
| 1. Art or culture venue              | 8. Family housing, targeting those with annual household incomes \$60,000 to \$80,000 |
| 2. Historical tours or talks         | 9. Family housing, targeting those with annual household incomes less than \$60,000   |
| 3. Wheel chair accessible playground | 10. Housing for young professionals and tradespeople under age 30                     |
| 4. Public pool                       | 11. Affordable housing                                                                |
| 5. Public transit to Madison         |                                                                                       |
| 6. Public transit within Waunakee    |                                                                                       |
| 7. Senior citizen housing            |                                                                                       |

***We would like you to think of the same activities and amenities in the previous question. Regardless of how much you or someone in your household would use the following, how important is it that we include these things in potential community improvements?***

- |                                      |                                   |
|--------------------------------------|-----------------------------------|
| 1. Art or culture venue              | 4. Public pool                    |
| 2. Historical tours or talks         | 5. Public transit to Madison      |
| 3. Wheel chair accessible playground | 6. Public transit within Waunakee |

7. Senior citizen housing
8. Entry-level family housing, targeting those with annual household incomes \$60,000 to \$80,000
9. Entry-level family housing, targeting those with annual household incomes less than \$60,000
10. Housing for young professionals and tradespeople under age 30
11. Affordable housing

**Next, we would like you to rate a number of possible housing options. (Note, each square will appear as a graphic on an individual screen). On a scale of 1 to 10, where 1 indicates "Do not support at all" and 10 indicates "Support a great deal," how much do you support creating housing in the types in Waunakee?**

Apartment Family Income: \$60k-\$80k	Duplex Family Income: \$60k-\$80k	Townhouse Family Income: \$60k-\$80k	Small House Family Income: \$60k-\$80k
Apartment Family Income: <\$60k	Duplex Family Income: <\$60k	Townhouse Family Income: <\$60k	Small House Family Income: <\$60k
Apartment Single Parent Income: \$60k-\$80k	Duplex Single Parent Income: \$60k-\$80k	Townhouse Single Parent Income: \$60k-\$80k	Small House Single Parent Income: \$60k-\$80k
Apartment Single Parent Income: <\$60k	Duplex Single Parent Income: <\$60k	Townhouse Single Parent Income: <\$60k	Small House Single Parent Income: <\$60k
Apartment No Children Income: \$60k-\$80k	Duplex No Children Income: \$60k-\$80k	Townhouse No Children Income: \$60k-\$80k	Small House No Children Income: \$60k-\$80k
Apartment No Children Income: <\$60k	Duplex No Children Income: <\$60k	Townhouse No Children Income: <\$60k	Small House No Children Income: <\$60k

**Currently, the median value of a home in Waunakee is around \$356,000 and the median list price for a home for sale in Waunakee is around \$425,000. In comparison, the median value of a home in Dane County is \$269,300 and the median list price is \$319,000.**

**Thinking of those statistics, how much do you agree or disagree with the following?**

1. I am worried that homes in Waunakee are becoming too expensive.
2. Generally speaking, residents of Waunakee benefit from higher home prices.
3. I would prefer that Waunakee homes are more expensive than surrounding communities.
4. I would prefer that Waunakee home prices are about the same as surrounding communities.
5. I am worried that the cost of homes in our community will make it too expensive for me to remain in Waunakee.
6. I am worried that others I care about, like my children or friends, will not be able to afford to live in Waunakee.
7. I am worried that other residents of Dane County will not be able to afford to live in Waunakee.
8. I am worried that the wrong kind of people will move to Waunakee if it becomes more affordable.
9. The value of my house will go down if we build less expensive homes in Waunakee.
10. My taxes will go up if we build less expensive homes in Waunakee.

11. The quality of the schools will decline if we build less expensive homes in Waunakee.

***Are you a resident of Waunakee? (yes/no) (If yes) How many years have you lived in Waunakee?***

- |                         |                       |
|-------------------------|-----------------------|
| 1. Less than five years | 4. More than 20 years |
| 2. 6-10 years           | 5. Not applicable     |
| 3. 11-20 years          |                       |

***Do you consider Waunakee your hometown? Or is your hometown somewhere else?***

1. Yes, Waunakee is my original hometown
2. Yes, I've adopted Waunakee as my hometown
3. No, my hometown is somewhere else

***Thinking about when you moved to Waunakee, how easy or difficult was it to get to know people?***

- |                               |                         |
|-------------------------------|-------------------------|
| 1. Very easy                  | 4. Moderately difficult |
| 2. Moderately easy            | 5. Very difficult       |
| 3. Neither easy nor difficult | 6. Does not apply       |

***Again, thinking of Waunakee, when you moved here did you have children? (yes/no)***

***(If yes) About how old were your children when you moved here? (Please check all that apply)***

- |                                     |                                                 |
|-------------------------------------|-------------------------------------------------|
| 1. Pre-school or infants            | 4. Middle school (Grades 7-8)                   |
| 2. Elementary school (Grades K-4)   | 5. High school                                  |
| 3. Intermediate school (Grades 5-6) | 6. I did not have children in the school system |

***In your opinion, are there a sufficient number of housing options in Waunakee for the following types of people?***

- |                                |                                                        |
|--------------------------------|--------------------------------------------------------|
| 1. Renters, in general         | 6. Young professionals or tradespeople                 |
| 2. Renters with families       | 7. People with disabilities                            |
| 3. Senior citizens             | 8. People from diverse ethnic or religious backgrounds |
| 4. Young families starting out |                                                        |
| 5. People with lower incomes   |                                                        |

***Of course nobody knows the future for certain, but about how many more years do you see yourself living in Waunakee?***

1. Less than five years
2. 6-10 years
3. 11-20 years
4. I do not plan on moving from Waunakee

***(If 1-3) There are many reasons people would move from a community, even one that they enjoy living in. Would you feel comfortable telling us why you might consider moving elsewhere?***

***When searching for information about Waunakee issues or events, how often do you use the following sources, if at all? (Not at all ... very often)***

- |                                                       |                                           |
|-------------------------------------------------------|-------------------------------------------|
| 1. The Waunakee Tribune, either in print or online    | 4. Local radio stations                   |
| 2. Another local newspaper, either in print or online | 5. Social media, like Facebook or Twitter |
| 3. Local television news                              | 6. Local school or government websites    |
| 7. The Internet, in general                           |                                           |
| 8. Word of mouth                                      |                                           |

**Review Meeting Notes  
December 13, 2018**

Reflection Sheets:

1. Who is currently under served?
  - a. Young families
  - b. Ages 20-30 with greater levels of debt
  - c. Those making less than \$34k per year'
  - d. Lower and middle incomes
  - e. Disabled residents
  - f. Single parents
  - g. Diverse residents
  - h. Elderly residents/Senior Residents (2)
  - i. Households making less than \$50k per year
  - j. All income levels
  - k. First time home buyers
  - l. Those looking for starter homes/homes less than \$300k
  
2. What kind of housing would serve the needs of these populations?
  - a. Mixed income developments (2)
  - b. Smaller homes/starter homes (2)
  - c. Multi-family (2)
  - d. Condos (affordable) (3)
  - e. Age-inclusive
  - f. Diversity-inclusive (2)
  - g. Workforce housing
  - i. Can the community welcome in racial and ethnic diversity in the same way [it welcomes white residents]?
3. What kinds of amenities should be provided
  - . Walkable neighborhoods (2)
  - a. Proximity to medical care
  - b. Public transportation (2)
  - c. Parks/Recreation (2)
  - d. Schools
  - e. Not isolated

**Young Families Discussion Group**

Unique Issues: Child care availability and cost; student loan debts; Is there a yard, a fenced yard, are pets allowed

How to address: Co-housing, housing trusts, smaller lots; Costs related to housing – i.e. utilities, day care costs, transit costs; Smart building – flexible housing that can accommodate many lifestyles instead of one particular type of family; After school daycare is available in some communities

**Young Adults Single Discussion Group**

Unique issues: Student loans, no savings, flexibility and availability for a year or few years,

How to address: Mix lifestyles and needs, flexible housing that can accommodate, open spaces that could accommodate singles and families; rentals that offer some amenities and social areas rather than long hallways with rows of apartment doors.

**Seniors Discussion Group**

Unique issues: Easy accessibility; 1 floor; as few stairs as possible, no stairs at entrance; access to public transportation or transportation availability; a director or manager that offers some services to independent living seniors

How to address: Make room for different types of facilities (a mixed area), address multiple price ranges; recognizing that multiple types of housing are needed, continuum of care facilities

How could it be made affordable: Co-op housing, co-housing, pursue more subsidized housing for seniors; stressed the need for low income housing development (they really liked the pocket neighborhood)

### **Limited Income Workers Discussion Group**

Unique Issues: Options for transportation are generally required; most likely public assistance will be needed for housing and child care; will want to live where they perceive the community will be supportive and welcome them

How to address: Difficult to finance these developments: How do we subsidize lower and more affordable housing? If we all agree that people pay a premium to live in Waunakee right now, how do we ask them to subsidize and pay more?

- are there ways to get subsidies to develop affordable housing?

- are there other ways to develop housing that reduce the costs of development?

How could it be made more affordable: Extreme public assistance – land is expensive and getting to be a scarce resource; possibly someone who is willing to donate land for this purpose; finding a spot that would be welcoming for this type of development