

Waunakee Housing Task Force
Session Six
Agenda

2/14/2019, 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. Community Identity Survey
 - a) Take the survey; while you are taking the survey, make notes of any questions that are confusing or should be changed in any way.
 - b) *Please do not forward the link to others at this time;* this is pre-testing of questions
 - c) <https://tinyurl.com/DraftResident>
 - d) <https://tinyurl.com/DraftCommuter>
- 2) Read: Multi-family housing restrictions in Madison Suburbs' summary table
- 3) Read pages 2-4: City of Middleton Workforce Housing Strategy Recommendations report, 9/15/2015;

Optional background materials on financing affordable housing

- a) <https://www.urban.org/urban-wire/how-affordable-housing-gets-built>
- b) <http://apps.urban.org/features/cost-of-affordable-housing/>

Attached:

- Review notes from 1/10/2019 discussion about community values
- Review "Summaries of small group conversations about housing visions" as preparation for discussion/decision

Purpose (for today's session):

- (1) Develop an understanding of policy and financing options for development of affordable housing.
- (2) Discussion/Decision making about goal for the village concerning affordable housing, based on housing gap or other variable.
- (3) Begin identifying strategies/policies to increase the supply of affordable housing in Waunakee.

Anticipated Outcomes: (a) Understanding of financing mechanisms, (b) Decision about goals, (c) Begin to develop list of strategies that might be pursued to increase the supply of affordable housing (policy, financing, development options).

Agenda:

- 1) Introduction: Review of key points from previous meetings
 - a) Income ranges: Missing middle income, lower middle income, Very-low income
 - b) Community identity & housing considerations/criteria for diverse populations
- 2) Speakers: Financing & Policy options for developing affordable housing
 - a) Tom Landgraf, UW-Madison School of Business, Real Estate & Urban Land Economics
 - b) Kurt Paulsen, UW Madison –Department of Planning & Landscape Architecture & Affordable Housing Task Force, City of Middleton
- 3) Q&A with speakers
- 4) Full group discussion: What are the goals and potential strategies to increase the supply of affordable housing in Waunakee?
 - a) Goal: Recommendation about target number of affordable homes and rental units to be built or redeveloped within a specified time (working target).
e.g., “The Waunakee Housing Task Force recommends that the Village of Waunakee adopt a goal to encourage, facilitate, and support affordable homeownership or families earning [percent of AMI, or specify income range] and to increase Waunakee’s supply of affordable housing units by [X units over the next Z years]. Furthermore, the Task Force recommends the development or renovation of [X number of affordable rental units over the next Z years.]”
 - b) Potential Strategies: policy, financing, & development options (for discussion only)
- 5) Adjourn