

Waunakee Housing Task Force
Session Eight
Agenda

4/11/2019, 5:30 - 7:30 pm

Discussion and Ranking of potential recommendations to make to the Plan Commission.

Process Options:

- Develop an on-going committee of the Village that includes Plan Commission and Housing Task Force members to continue addressing long-term affordable homeownership/rental options, housing goals and reviews all new residential developments. **Points (15)** [Note: this was originally included as a policy option]
- Create a workforce housing committee that reviews all new residential developments **Points(1)** [Note: this was originally included as a policy option]
- Work on achieving political buy-in through advocacy for recommendations
- Educate the public about the need for affordable housing & how affordable housing can enhance the community
- Engage in discussions with developers willing to do affordable housing
- Work with developers to identify multiple/creative funding streams
- Hire “experts” to assist in planning + decision making

Policy Options:

- Require a range of housing affordability options in the same development (mixed income) with a range of housing types . **Points (13)**
- Create housing department staffed to review housing options and affordability in the village
- Require a percentage of units in certain apartments be set aside as work force housing (teachers, fire fighters, public workers) for those in the community. **Points (4)**
 - Developer incentives
 - Lower fees
 - Smaller Units
 - Location Important

- Reduce restrictiveness of new development covenants (e.g., parking requirements, lot size, house size, etc.) Restrictions add to cost, developers need to be held accountable so incentives are passed to residents. **Points (2)**
- Create a housing authority (like that of DeForest & Sauk City) They own land and housing the village controls. Also proposes development. Own condos and apartments that are affordable, village controls unit prices. **Points (4)**
- Resale price restrictions on affordable units so that units remain affordable to a net income-eligible buyer after the first owner. **Points(2)**
- Tie TIF to requirement that developer build % of affordable units. **Points (2)**
- Pursue an ordinance change to make the ratio of detached single family units to attached units less restrictive
Current ordinance: 75:25% ratio of detached, single family units to attached units (exempts redevelopment projects and senior projects) **Points (1)**
- Make zoning regulations more flexible in new developments, maintain standing zoning regulations in “established” neighborhoods.
- Lower impact fees as incentive to obtain workforce housing

Development options

- Plan for new neighborhoods as “complete” neighborhoods (mix of incomes, sidewalks, amenities, ...) Walkable to shopping /parks and business/ employers if possible. **Points (8)**
- Mixed style with neighborhoods (single family, town homes, multi-family →progression)
- Continue to plan “complete” neighborhoods with amenities, sidewalks , parks
- Co-location of commercial/residential
- Use small plots of land for smaller development projects (e.g., incremental development options that are at neighborhood scale, such as fourplex, small unit multifamily) **Points (8)**
- Consider small single family units on small lots→ Habitat for humanity development **Points (6)**
- Encouraging smaller lots or redevelopments for more modest homes, (ex smaller lots in Kilkenny streets), zoning changes

- Work with “small/medium” developers to build small-scale real estate projects (co-housing, cooperative, and neighborhood scale units) **Points (5)**
- Encourage/facilitate solar on new developments (reduce energy costs) Difficult to require, but work toward, work with utilities and other organizations to get done **Points (4)**
- Spread workforce/affordable housing throughout Waunakee **Points (3)**
- Co-location of commercial/residential **Points (3)**
- Fully integrate green building practices. Include gardening space with new developments **Points (1)**
- Consider co-housing or cooperative housing (option for affordable & integrated housing for seniors, workforce, starter family)
- Include creative solutions to reduce childcare costs/barriers by making space for childcare facilities within housing development
- New developments should include units that accept Section 8 vouchers
- Less restrictive development for ‘redevelopment’
- Combine smaller projects around town to be eligible for the affordable tax program

Financing Options

- Village works with developer and/or lender to pursue variety of housing loans/credits **Points (15)**
 - Low-income housing tax credit (LIHTC)
 - TIF & Federal Home Loan Bank to reduce debt load on housing development
 - WHEDA (section 42), Bank financing
- Explore options for village purchases site (land) in order to have some control over the housing that is developed **Points (9)**
- Create a land trust that owns land; cost of developing housing would include land rent but would not require land purchase **Points (7)**
- Link TIF funding to requirement that developer commit to % affordable housing, Handicapped/Disable **Points (7)**

- Village grants Impact fee waivers to developers willing to commit to build % affordable housing **Points (2)**
- Village offers “soft loans” for first time home buyers **Points (2)**
- Village offers “soft second” loan for affordable units (loan silent until owner sells; assumable by second buyer) **Points (1)**
- Loans for solar on exiting homes **Points (1)**
- Explore options for the village to consider providing down payment assistance for affordable homeownership
- Create index/catalog of publicly available programs designed to provide assistance to homeowners