

Waunakee Housing Task Force

Pre-work for May 9, 2019 Meeting

Waunakee Housing 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 for consideration by the Plan Commission to address the identified needs.*

Over the past several meetings, the Task Force has deliberated on strategies to address the affordable housing gap. Strategies include policy modifications, financing mechanisms, and development options. The Task Force has also begun consideration of recommendation on numbers/types of housing units to address the gap and/or address future needs.

Issues the Task Force has considered that are driving the need for affordable housing:

- Current housing gap numbers indicate that there are a sizeable number of households currently living in Waunakee that are extremely cost-burdened (paying more than 50 percent of income on housing).
- Businesses and industry currently experience labor shortages because of lack of affordable housing for workers, along with the lack of public transport to get workers to places of employment.
- Many sectors of the workforce (notably, public sector employees such as teachers, emergency services personnel; health care workers; etc.) cannot afford home costs in Waunakee, and commute in to the community from other areas.
- Economic growth in the future could be constrained by shortage of workers due to lack of affordable housing.
- Seniors want to stay in community, and are seeking smaller, lower cost housing options (rather than staying in large family homes).

Pre-work Assignment: Taking into account how you filled in the survey, consider what you would recommend for development of new housing units in Waunakee, using all the information available to you (issues that have been discussed during the Task Force meetings, readings, speaker presentations). Use your knowledge of the Waunakee Community as well to guide your recommendations.

Below you will find:

- 1) The housing gap charts for Waunakee provided by Kurt Paulsen (3/14/2019)
- 2) Three key considerations to factor into your proposal

3) A table to fill in with your recommended number of housing units to develop. Please note that the first shaded area separates out different ways of categorizing new housing. The second shaded area allows for consideration of redevelopment and senior housing.

Determining the Housing Gap, Method 1: Rental Units affordable at income levels relative to number of households.

Table 13. Affordable rental housing supply gap for under-30-percent-AMI renter households, 2015

	Renter Households with incomes below 30% AMI	Rental Units whose rent is affordable to households at 30% AMI	Affordable rental housing gap for households with incomes below 30% AMI
<i>Villages</i>			
Waunakee	175	70	105
Oregon	115	135	*
DeForest	215	145	70
McFarland	140	130	10
Madison (town)	750	220	530
Mount Horeb	205	125	80
Cottage Grove	110	0	110
Cross Plains	85	50	35
Marshall	145	65	80
Deerfield	80	25	55
Belleville	45	25	20
Mazomanie	75	40	35
Shorewood Hills	0	4	*
Black Earth	30	25	5
Maple Bluff	4	4	*
Cambridge	55	25	30
Dane	25	35	*
Blue Mounds	10	4	6
Brooklyn	4	10	*
Rockdale	10	4	6
<i>Villages Total</i>	2,278	1,141	

Determining the Housing Gap, Method 2: Extremely Cost-burdened low-income households currently living in each municipality. (*extreme cost-burden = pay more than 50 percent of income on housing*)

Table 14. Extremely-Cost-Burdened Households, by tenure and income category, Dane County municipalities, 2015

	Owner Households			Renter Households		
	Less than 30% AMI	Between 30% AMI and 50% AMI	Between 50% AMI and 80% AMI	Less than 30% AMI	Between 30% AMI and 50% AMI	Between 50% AMI and 80% AMI
Villages						
Waunakee	70	35	85	125	20	15
Oregon	135	65	25	70	*	*
DeForest	65	25	45	80	25	*
McFarland	45	*	45	40	*	*
Madison (town)	20	*	*	570	85	*
Mount Horeb	75	65	15	60	30	*
Cottage Grove	15	70	*	110	25	*
Cross Plains	*	25	20	30	20	*
Marshall	20	30	*	90	*	*
Deerfield	15	*	*	35	*	*
Belleville	30	15	*	45	*	*
Mazomanie	*	25	*	35	*	*
Shorewood Hills	15	*	20	*	15	*
Black Earth	15	*	15	25	*	*
Maple Bluff	*	*	25	*	*	*
Cambridge	15	20	*	20	*	*
Dane	*	15	*	15	*	*
Blue Mounds	20	*	*	*	*	*
Brooklyn	*	*	*	*	*	*
Rockdale	*	*	*	*	*	*
Villages Total	597	430	327	1366	242	27

Consideration #1: Current Comprehensive Plan Requirements

- (2.5) Maintain regulations that require new developments maintain a ratio of 75% detached, single family units and 25% attached units.
 - Redevelopment projects and senior housing projects are exempt from this policy
- (3.3) Maintain the average number of additional single-family detached dwelling units approved at no more than 125 dwelling units per calendar year.
- If current regulations remain in place, this would allow for 125 single family detached dwelling units & 31 attached units max (excluding redevelopment projects)

Consideration #2: Recent Patterns of Housing Starts

- From 2000-2018, the average number of single family homes added each year is about 92, and the median number added each year is 94.
 - New housing developments require attention to infrastructure (sewage, electricity, water, etc.)

- New households/residents may increase the demand for emergency services (police, emergency, fire)
- New households may increase school enrollment
- Currently under construction, there are 103 units of new apartments (market rate) at Lamphouse (redevelopment)

Consideration #3: Preference for mixed income development

- The WHTF has indicated (at many points in discussions about what is appropriate for the community) that there is a preference for mixed income developments, rather than stand-alone affordable housing. This could be met by a variety of housing options being developed at one location, or the addition of multifamily units on odd lots within current developments (or other configurations).
- Financing (Federal, state) stipulates preference for affordable units

Draft a Proposal

	Between 30-50% AMI	Between 50-80% AMI	Market Rate
Number of New Rental Units			
Number of New Owner Occupied Units			
Number of detached single family units			
Number of attached multi-family units			
Redevelopment Projects			
Senior housing projects			