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Waunakee Housing Task Force

July 11 Meeting

Today's Goals

- (1) Decide on recommendations
- (2) Determine goal for number of units to recommend that the Village of Waunakee strive to build

Agenda

1. Policy / process / strategy recommendations
2. Recommendation for Policy 2.5 –
Task Force to provide an opinion/advisement on policy which requires that new development not contain more than 25 percent attached units. Redevelopment projects and senior housing projects are exempt from this policy.
3. Affirm and edit consensus recommendations as determined by June Deliberation Survey Results
Consensus recommendations could be considered as those recommendations that scored an average of 8.0 or greater. The Task Force will also consider for recommendation those that scored 7.0 or greater, and discuss other recommendations as needed.
4. Consensus discussion regarding recommended number of units
5. Adjourn

The Charge

The Village of Waunakee (pop. 13,607) is seeking to **evaluate the existing housing mix** by understanding community, economic and social needs – both now and predicted in the future.

As part of the evaluation we hope to **determine the need for housing options** that appropriately fit the definition of “affordable.”

However, and understandably, **the definition for “affordable” in relation to the economic conditions in Waunakee must also be clarified.** Other population housing needs, such as senior housing, should also be evaluated.

Current ordinance language

Sec. 133-16. - Restriction on rezoning for multifamily use.

(a) Intent. It is the intent of this section to promote the health, safety, and general welfare of the residents of the village by limiting the total number of multifamily units, defined as three or more attached dwelling units, available for occupancy in the village so that there will continue to be a predominance of the population living in detached single- or two-family residences.

(b) Determination for rezoning. No additional rezoning to R-4, R-5, or PUD with multifamily units shall be allowed which would have the effect of allowing more than 25 percent of the total dwelling units to be multifamily units. Dwelling units designed and approved as owner-occupied condominiums for which the condominium declaration under Wis. Stats. § 703.09 prohibits the rental thereof shall not be considered single-, two- or multifamily residences for purposes of the determination under this subsection. Any other condominium dwelling units shall be considered multifamily dwelling units under this subsection. In implementing this subsection, the plan commission may either deny or modify a proposed zoning amendment or conditional use permit or direct the building inspector to not issue additional building permits, unless such issuance would be consistent with the intent of this section.

(c) Applicability. This section shall not apply to properties that were rezoned to R-4, R-5 or PUD with multifamily units prior to December 31, 1997.

Consensus Recommendations

Affirm and edit consensus recommendations as determined by June Deliberation Survey Results

Consensus recommendations could be considered as those recommendations that scored an average of 8.0 or greater. The Task Force will also consider for recommendation those that scored 7.0 or greater, and discuss other recommendations as needed.

Consensus Recommendations

1. Recommend that the Village creates index/catalog of publicly available programs designed to provide assistance to homeowners, home buyers (Scored 9.0/10).
2. Recommend that the Village works with developers and/or lenders to pursue variety of housing loans/credits including TIF financing, low income housing tax credit (LIHTC) and assistance from the Federal Home Loan Bank (FHLB). (Scored 8.47/10)
3. Develop an ongoing committee that includes Plan Commission and Housing Task Force members to continue addressing long-term affordable home ownership and rental options (Scored 8.33/10)
4. Recommend that the Village works to identify land and developer(s) for smaller development projects (e.g. incremental development options that are at neighborhood scale, such as fourplex, small unit multifamily) (Scored 8.2/10)
5. Recommend that the Village require a range of housing affordability options in the same development (mixed income) with a range of housing types. Please rank this item on a scale of 1 to 10, where 1 is "I do not recommend at all" and 10 is "I strongly recommend." (Scored 8.2/10)
6. Recommend that the Village hold periodic seminars and outreach to provide first time home buyer guidance, and increase awareness of publicly available programs designed to provide assistance to homeowners, home buyers (Scored 8.07/10)
7. Recommend that the Village grants impact fee waivers to developers willing to commit to building a percentage of workforce/affordable housing (review impact fee table) (Scored 8.0/10)

Near Consensus, For Consideration

1. Recommend a requirement that a percentage of units in certain rental apartments be set aside as work force housing for those in the community (Scored 7.93/10)
2. Recommend that the Village works with “small/medium” developers to build small-scale real estate projects (co-housing, cooperative and neighborhood scale units) (Scored 7.8/10)
3. Recommend that general housing for senior citizens (units without income qualifications) be included as a priority in workforce/affordable housing plans (Scored 7.79/10)
4. Take up Tom Landgraf's offer (UW Madison speaker from March meeting) to have MBA students identify and assess sites for workforce/affordable housing within Village limits. (Scored 7.8/10)
5. Recommend that the Village use TIF to require developers build a percentage of units as workforce/affordable (Scored 7.33/10)
6. Conduct an annual review of efforts toward workforce/affordable housing and issue a report to the public (Scored 7.07/10)

Recognizes that senior housing is needed, and suggests closer study

Options Not in Consensus

1. Offer a refund of impact fees if a new housing unit built on a greenfield site is priced to be affordable to a household earning 80-100% of AMI. (Scored 6.93/10)
2. Recommend that the Plan Commission explores options for Village purchase of site/land in order to have control over development of housing (Scored 6.8/10)
3. Create a workforce housing committee that reviews all new residential developments (Scored 6.53/10)
4. Create a housing authority, under Village control, that owns land and housing, proposes developments, owns condos and apartments that are affordable with prices controlled by the Village (Scored 6.36/10)
5. Create a voluntary housing co-operative or program to ensure future affordable housing stock from existing homes (Scored 6.13/10)
6. Recommend that square footage requirements be reduced for new houses (Scored 6.10/10)
7. Recommend that the Village create a land trust that owns land, where cost of developing housing would include land rent instead of land purchase (Scored 6.0/10)
8. For owned housing units developed as workforce/affordable, and receiving assistance for ownership: Recommend that resale price restrictions on affordable units so that units remain affordable to a net-income eligible buyer after the first owner (Scored 6.0/10)
9. Recommend that the Village adds impact fee to fund workforce housing (Scored 5.93/10)

Number of Units Rental Housing

Current need: 210 households in Waunakee would use income qualified housing

Current availability: 70 rental units priced for <30% of area median income.

Gap: 140 rental units for income qualified households

Rec: 75 units over five years

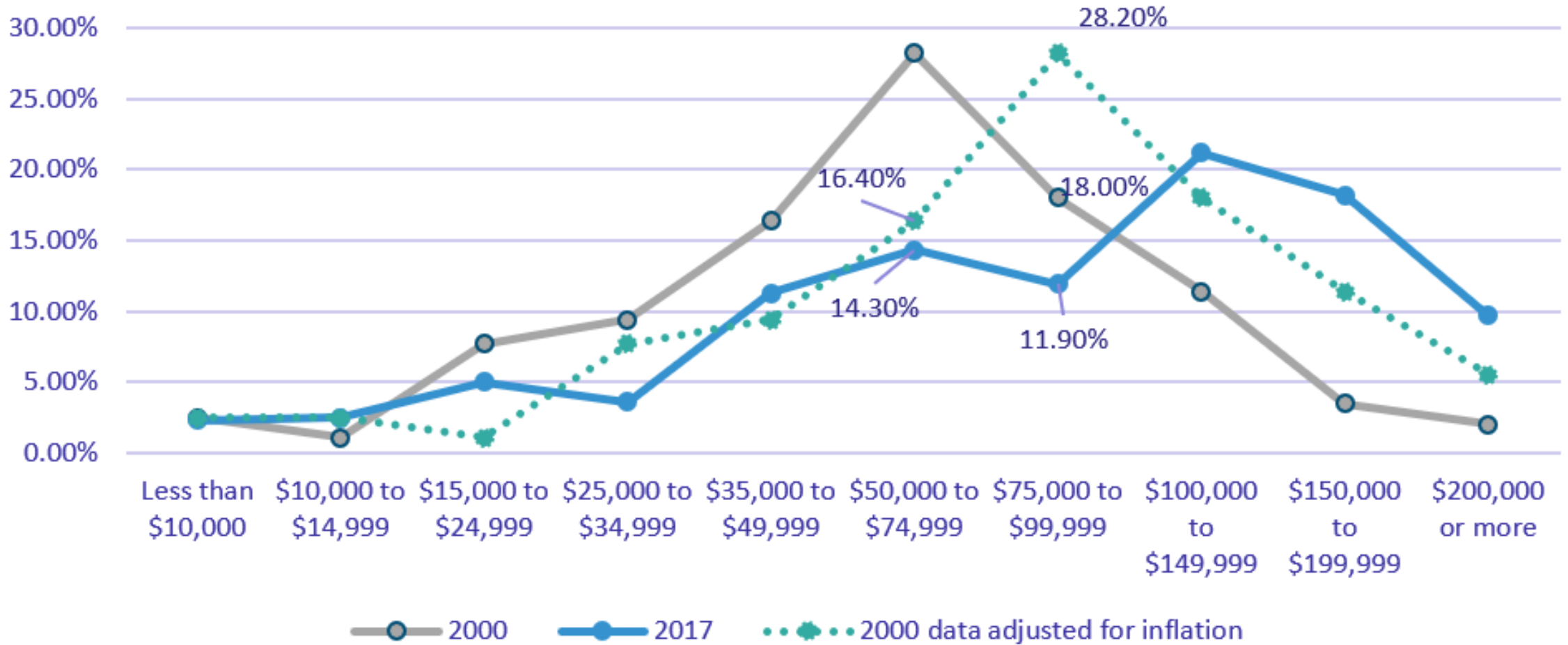
Rec: Evaluation in year 3, subsequent annual evaluations

Number of Units Owner Occupied

Current need: 190 cost burdened
owner households

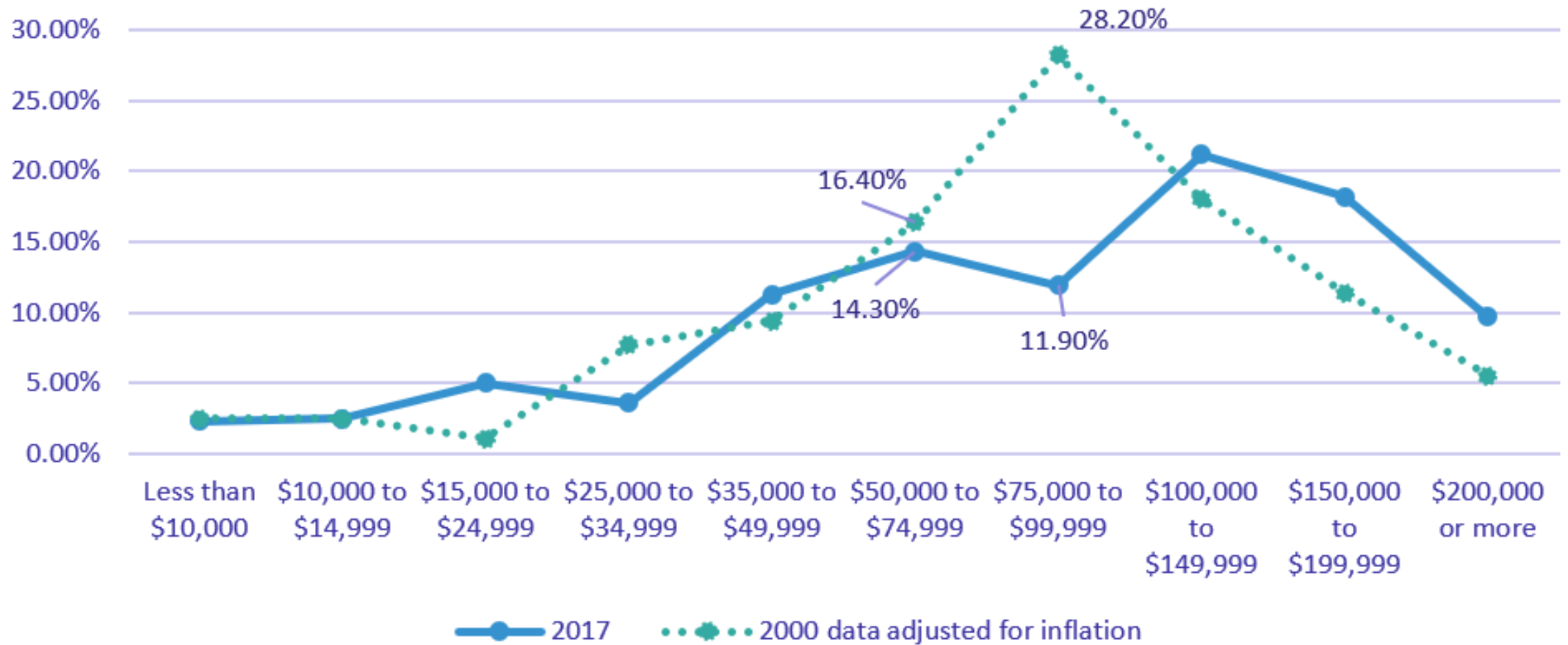
Rec: 160 home owner households, 80-
100% ami, houses priced around
\$300,000

Figure X. Income distribution, 2000 and 2017, including 2000 data adjusted for inflation



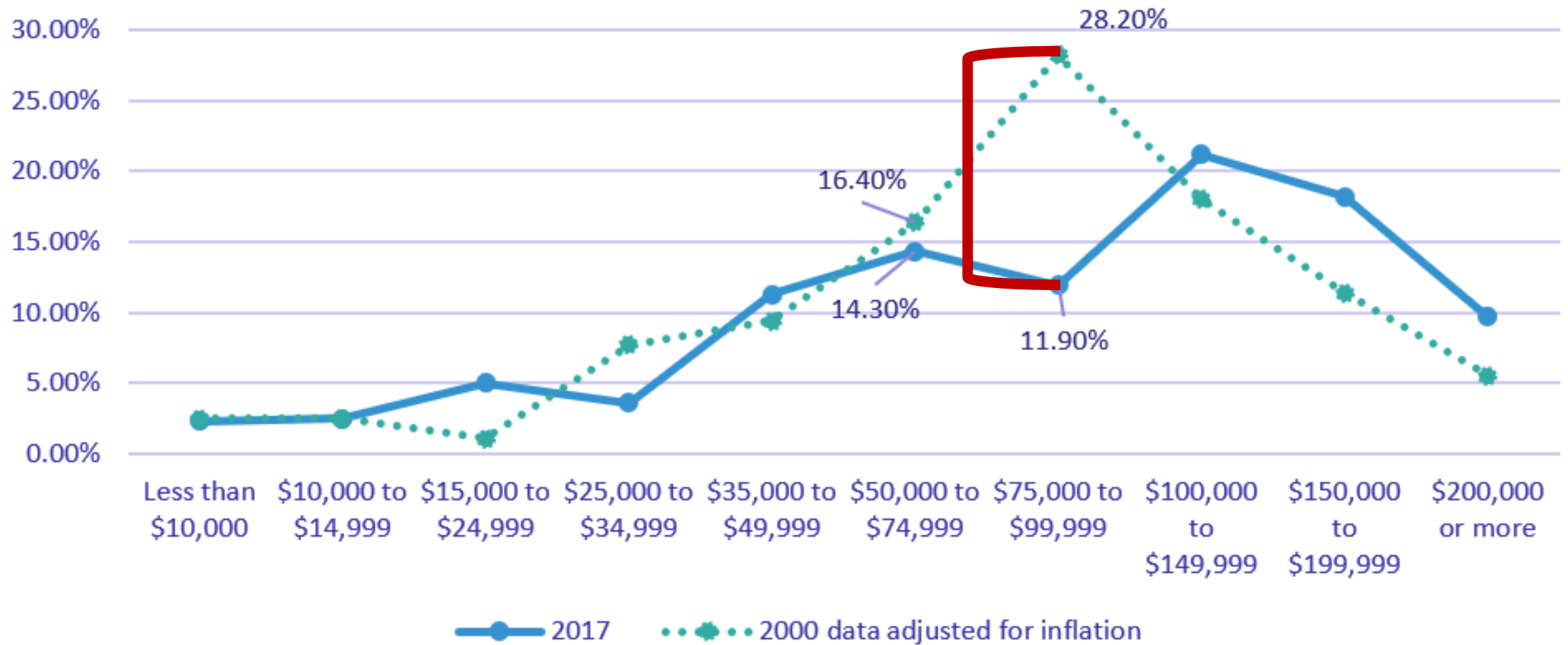
Note: An increase of 2.09% annually, or 42.15% overall, is assumed based on CPI Inflation Calculator

Figure X. Income distribution, 2000 and 2017, including 2000 data adjusted for inflation



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