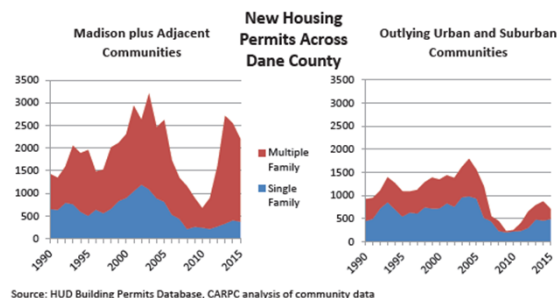
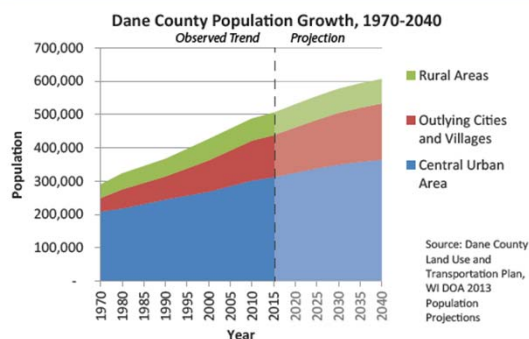


Extension's Role in Facilitation of the Waunakee Housing Task Force



Extension Dane County
Community Development Presentation
Extension Committee Meeting, 9/10/2019

HOW MANY PEOPLE?



Dane County Housing Needs Assessment: 2019 Update

Dane County, despite robust construction, "underproduced" 11,000 housing units (2006-2017)

Wisconsin's 20 largest counties underproduced nearly 20,000 housing units from 2006-2017

	Growth in households (2006-2017)	Growth in housing units (2006-2017)	Ratio of household growth to housing unit growth	Housing "Underproduction"
Wisconsin	206	10,754	0.0192	
Dane County	36,334	25,128	1.4460	11,206
Waukesha County	13,199	10,986	1.2014	2,213
Brown County	9,806	8,145	1.2039	1,661
Racine County	2,319	2,045	0.8767	
Outagamie County	5,727	6,249	0.9165	
Winneshago County	3,134	4,903	0.6392	
Kenosha County	3,737	3,922	0.9528	
Rock County	2,516	3,480	0.7200	1,036
Marathon County	1,183	1,231	0.9651	
Washington County	4,019	4,289	0.9370	
La Crosse County	3,402	3,859	0.8816	
Shelby County	1,772	1,440	1.2306	332
Lau Claire County	2,504	3,156	0.7934	
Walworth County	3,208	2,671	1.2010	537
Fond du Lac County	3,727	2,929	1.2724	798
St. Croix County	3,164	3,246	0.9747	
Ozaukee County	2,909	2,082	1.3972	827
Bridge County	1,311	1,354	0.9682	
Jefferson County	3,469	2,241	1.5480	1,228
20 Largest Wisconsin Counties	109,646	104,710	1.0471	19,838

Cost-burdened Households in Dane County

- Cost-burdened Household** A cost-burdened household pays more than 30% of their monthly income on housing costs.
- Extremely Cost-burdened Household** A extremely cost-burdened household pays more than 50% of their monthly income on housing costs.
- Cost-burdened and extremely cost-burdened households typically cut back on necessities--as food, healthcare, transportation, and education --in order to cover housing costs.

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

Cities	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
Madison	1,570	1,115	609	8,045	1,225	545
Sun Prairie	150	120	90	705	120	15
Fitchburg	85	60	145	915	155	45
Middleton	45	75	15	435	105	10
Stoughton	150	95	50	330	25	*
Verona	40	*	60	140	70	*
Monona	110	95	35	300	110	*
Cities Total	2,130	1,570	1,045	10,870	1,810	615

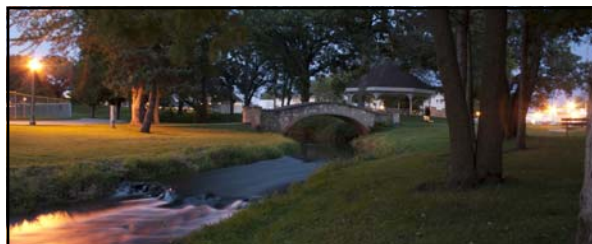
Extremely-Cost-Burdened Households, by tenure and income category, Dane County municipalities, 2015

Villages	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
Waunakee	70	35	85	125	20	15
Oregon	135	65	25	70	*	*
DeForest	65	25	45	80	25	*
McFarland	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

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

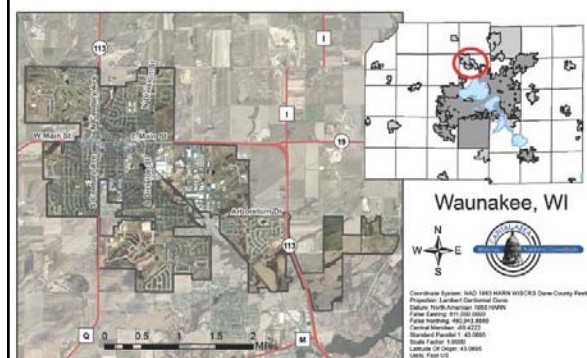
Cities	Renter Households with incomes below 30% AMI	Rental Units whose rent is affordable to households at 30% AMI	Affordable rental housing gap for households with incomes below 30% AMI
Madison	12,365	4,320	8,045
Sun Prairie	1,000	245	755
Fitchburg	1,305	250	1,055
Middleton	625	205	420
Stoughton	590	250	340
Verona	210	30	180
Monona	490	220	270
Cities Total	16,585	5,520	11,065

Villages	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
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
Villages Total	2,278	1,141	1,177



Waunakee Housing Task Force

Extension educational programming & facilitation support to a public participation process
9/2018 – 7/2019

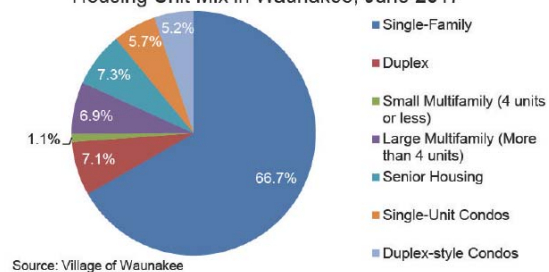


The Task Force Charge

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



Housing Unit Mix in Waunakee, June 2017



Waunakee resident population profile by income

INCOME AND BENEFITS	2000		2017	
	Estimate	Percent	Estimate	Percent
Total households	3,216	100%	4,801	100%
Less than \$10,000	79 ¹	2.50%	109	2.30%
\$10,000 to \$14,999	34 ¹	1.10%	122	2.50%
\$15,000 to \$24,999	248 ¹	7.70%	240	5.00%
\$25,000 to \$34,999	301 ¹	9.40%	171	3.60%
\$35,000 to \$49,999	526 ¹	16.40%	541	11.30%
\$50,000 to \$74,999	906 ¹	28.20%	685	14.30%
\$75,000 to \$99,999	580 ¹	18.00%	573	11.90%
\$100,000 to \$149,999	366 ¹	11.40%	1,020	21.20%
\$150,000 to \$199,999	111 ¹	3.50%	873	18.20%
\$200,000 or more	65 ¹	2.00%	467	9.70%
Median household income (dollars)	\$85,202 ²	(X)	\$98,224 ³	(X)
Mean household income (dollars)	\$96,291 ²	(X)	\$114,284 ⁴	(X)
Median family income (dollars)	\$97,673 ²	(X)	\$123,310 ⁴	(X)
Median non-family income (dollars)	(X)	(X)	\$43,829 ⁵	(X)

Task Force Study & Deliberation Process



- 1) Formation of the Committee – diverse representation
- 2) Meetings – combination of educational presentations and deliberation
- 3) Surveys of resident population and commuters
- 4) Deliberation Survey
- 5) Decision making

Presenters & Contributors

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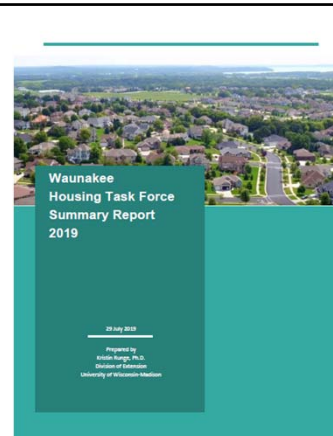
Dan Veroff, M.S.
Applied Population Laboratory
University of Wisconsin-Madison

Principles for decision-making

- Housing should accommodate workforce needs,
- People who work in the Village should be able to live in the Village,
- Housing strategies should address the needs of those who are currently underserved in the Village market,
- Transportation alternatives while needed, are not anticipated:
 - Providing housing to meet workforce needs is a more practical strategy than developing a regional transportation infrastructure.

Community Concerns

- Maintain the tax base (ability to provide essential services)
- Maintain the quality of schools
- Maintain community character
- Develop designs and plans that are consistent with existing structures



Recommendations

- 1:** Further study focused on the needs and desires of senior citizens in the Village.
- 2:** Target of 160 housing units priced to target households making 80-100% of area median income to be constructed within the next five years.
- 3:** 75 income-qualified rental units be constructed within the next five years, incorporated into mixed income development.

Recommendations

- 4:** Village work with developers and/or lenders to pursue a variety of housing loans/credits.
- 5:** MBA real estate students identify and assess sites for workforce housing within Village limits.
- 6:** Section 133-16 be reconsidered and rewritten (75:25% detached/attached units)
- 7:** Identify land and developer(s) for smaller development projects

Outcomes

- Housing report submitted; Recommendations accepted by the Plan Commission
- Formation of an ongoing committee that includes Plan Commission and Housing Task Force members to continue addressing long-term affordable home ownership and rental options.
- Consideration of Veridian proposal to build mixed income housing

Housing envisioned just east of Waunakee

By Roberta Baumann tribnews@tribnews.com Aug 14, 2019



This design was presented for an initial consultation during the Aug. 12 Waunakee Plan Commission meeting.

Next Steps

- Evaluation of the process
- Redesign the process
- Submit proposal to Village of Mt. Horeb for similar study group

