

#### TAKING THE NEXT STEP.

Housing Advisory Committee (HAC) Meeting #11 | 08.23.2023

## WELCOME + INTRODUCTIONS



#### **HAC #11 MEETING**

#### **PURPOSE:**

- 1. Brief look back at strategic planning journey
- 2. Choose vision statement
- 3. Establish unit & funding goals
- 4. Share feedback & celebrate!



#### **AGENDA - HAC #11**

WELCOME + MEETING DETAILS

- INTRODUCTION & PRESENTATIONS
  - WHERE WE'VE BEEN / REPORT OUTLINE
  - WHERE DO WE GO FROM HERE
    - STRATEGY SPOTLIGHT: REALTORS ASSOCIATION OF SOUTH CENTRAL WI
    - MENTI:
      - VISION STATEMENT
      - ANNUAL UNIT PRODUCTION/PRESERVATION AND FUNDING TARGETS, 2024-2028
- CELEBRATION STATIONS
- TRAVELING MICROPHONE
- OPTIONAL NETWORKING



#### WHERE WE ARE IN THE RHS PROCESS

HAC MEMBERS - THANK YOU FOR YOUR HARD WORK + DEDICATION!!!

























#1 **SEPT**  #2 OCT

#3 NOV









#8 MAY

#9 JUN

#10 JUL



**COLLECTIVE GOAL SETTING | REGIONAL HOUSING ANALYSIS** 

LOCAL POLICIES + PROGRAMS | VISIONING











# REGIONAL STRATEGIC ACTION PLAN OUTLINE



#### **REGIONAL STRATEGIC ACTION PLAN**

REPORT OUTLINE

- EXECUTIVE SUMMARY
- CHAPTER 1: EXISTING CONDITIONS
- CHAPTER 2: HOUSING AFFORDABILITY
- CHAPTER 3: ENGAGEMENT
- CHAPTER 4: IMPLEMENTATION
- CHAPTER 5: APPENDIX

Note: The report will include more detail than the sample graphics shown on the following pages! These are provided as examples of the type of content you can expect to see, and as a reminder of where we have been during the RHS process.



REPORT OUTLINE: DANE COUNTY OVERVIEW AND COMPOSITION

**DANE COUNTY SUBAREAS** 

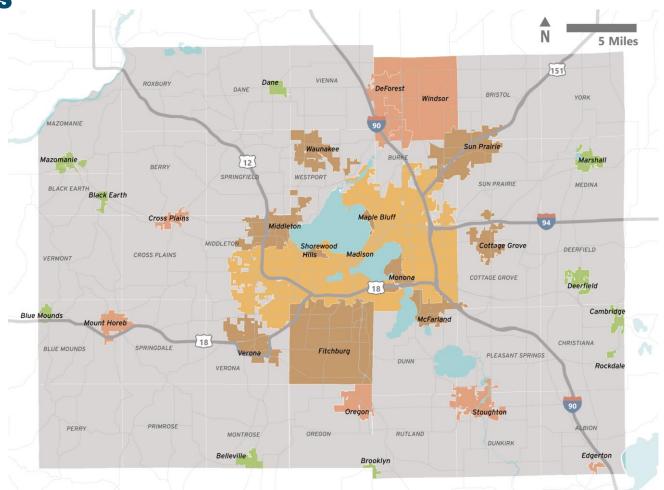
Madison

Inner-Ring Suburbs

Outer-Ring Suburbs

Rural Villages

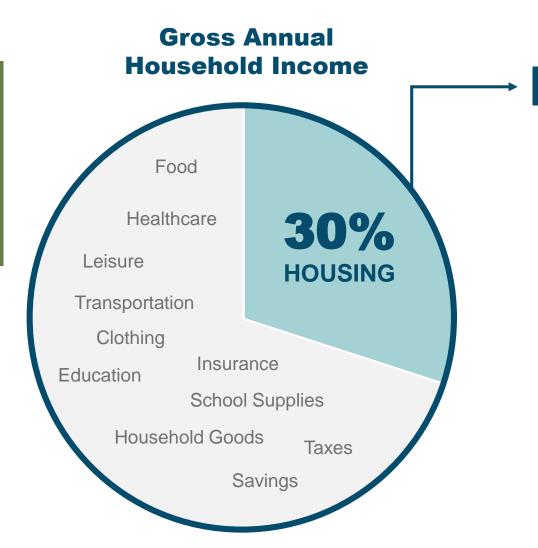
Townships





REPORT OUTLINE: UNDERSTANDING HOUSING AFFORDABILITY

Housing is considered affordable when a household spends less than 30% of their gross income on housing-related costs



#### **HOUSING COSTS**

#### **Renters**

- Rent
- Utilities

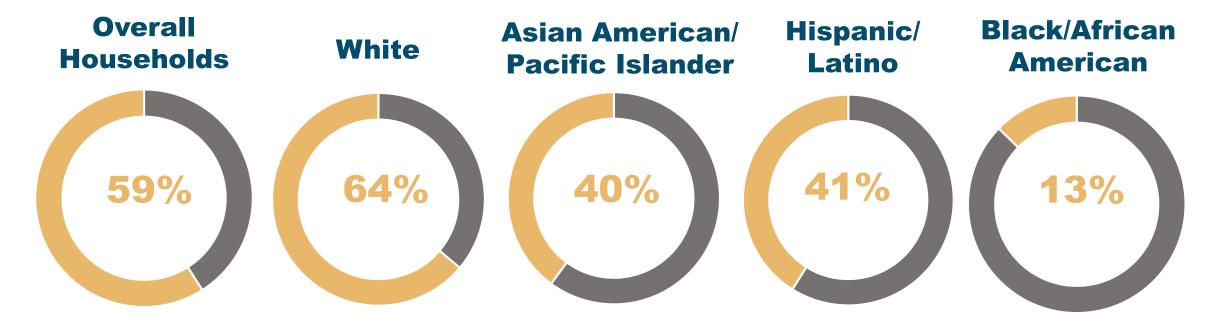
#### **Owners**

- Mortgage payment
- Utilities
- Property tax
- Insurance
- HOA Fees



REPORT OUTLINE: RACIAL DISPARITIES IN HOUSING TODAY

#### **HOMEOWNERSHIP RATE BY RACE IN DANE COUNTY**





**RENTER HH** 

Source: PUMs ACS 5-Year (2016-2020), SB Friedman



REPORT OUTLINE: HOUSING STOCK

#### **UNITS BY TYPE IN DANE COUNTY**



121,000

single-family detached units



14,700

single-family attached units (townhome)



34,200

units in small multifamily buildings (2-9 units)



54,800

units in large multifamily buildings (10+ units)



1,800

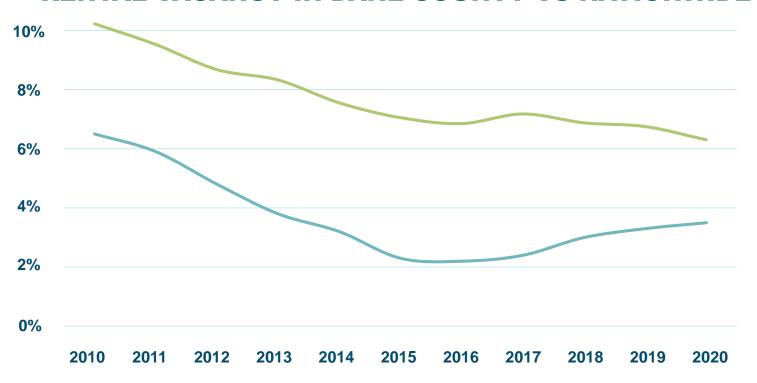
other units (mobile home/RV)





REPORT OUTLINE: MARKET TRENDS

#### **RENTAL VACANCY IN DANE COUNTY VS NATIONWIDE**



**DANE COUNTY'S** rental vacancy rate, though increasing, remains almost **3% below** the national average.



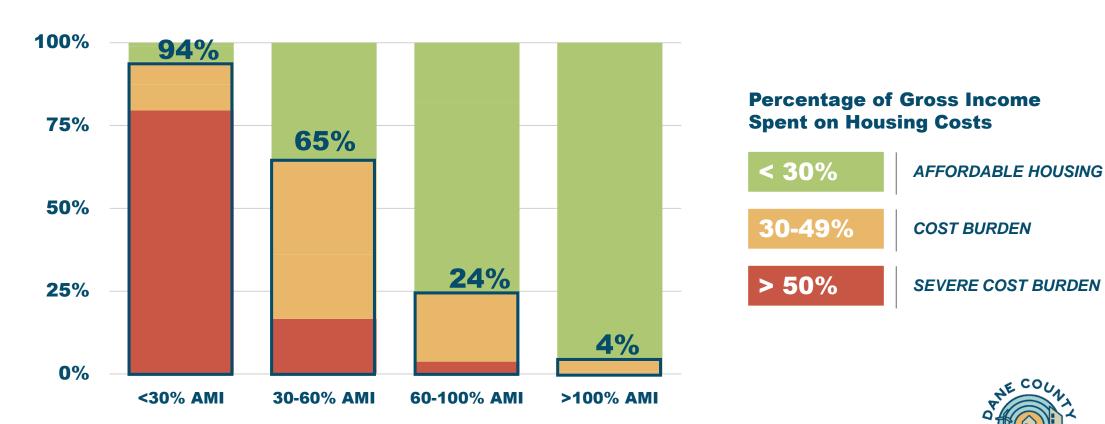


Source: ACS 5-Year (2016-2020), SB Friedman



REPORT OUTLINE: COST BURDEN IN DANE COUNTY

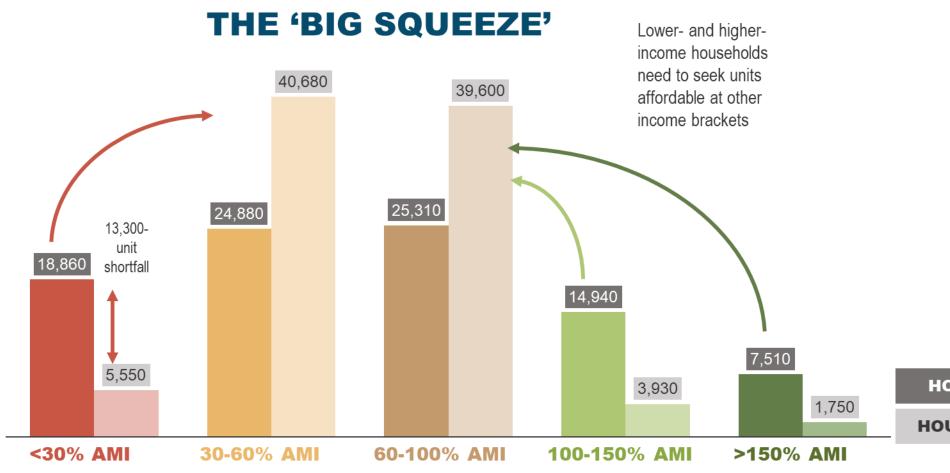
#### SHARE OF COST-BURDENED HOUSEHOLDS BY AMI IN DANE COUNTY



Source: HUD, ACS 5-Year Estimates (2016-2020), SB Friedman

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REPORT OUTLINE: RENTER HOUSING SUPPLY GAP



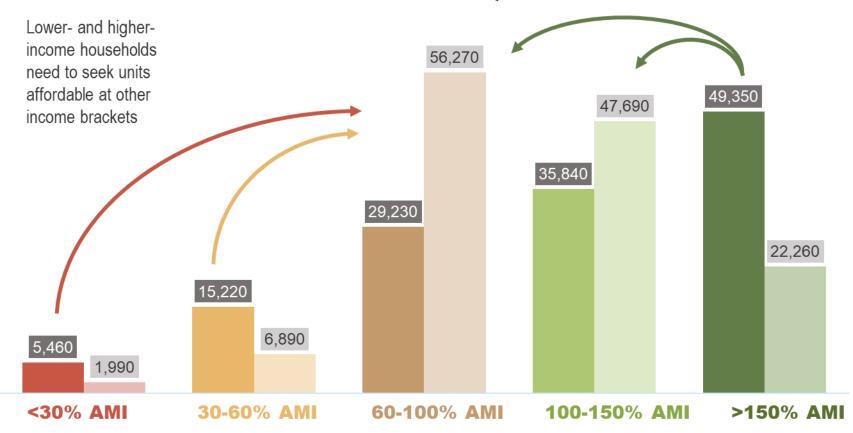
**HOUSEHOLDS** 

**HOUSING UNITS** 

Source: HUD, ACS 5-Year Estimates (2016-2020), SB Friedman

REPORT OUTLINE: OWNER HOUSING SUPPLY GAP

#### THE 'BIG SQUEEZE'



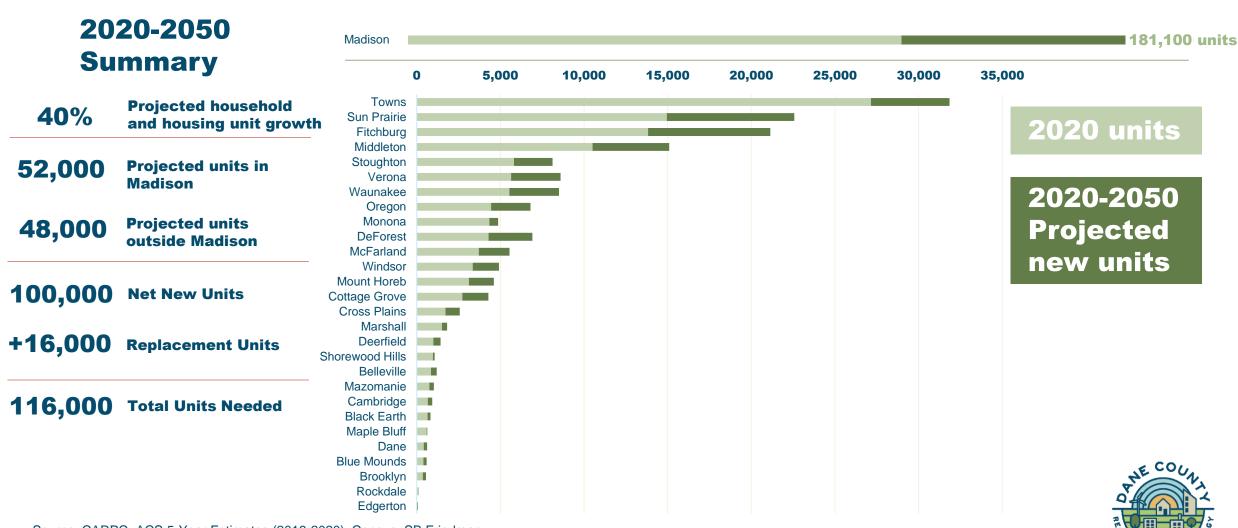
**HOUSEHOLDS** 

**HOUSING UNITS** 

Source: HUD, ACS 5-Year Estimates (2016-2020), SB Friedman

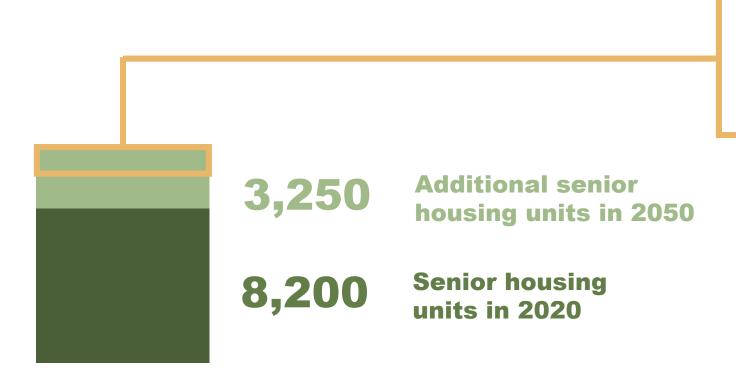
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REPORT OUTLINE: HOUSING PRODUCTION FORECAST, 2020-2050



Source: CARPC, ACS 5-Year Estimates (2016-2020), Census, SB Friedman HAC MEETING #11 PAGE 16

REPORT OUTLINE: SENIOR HOUSING PRODUCTION TARGETS



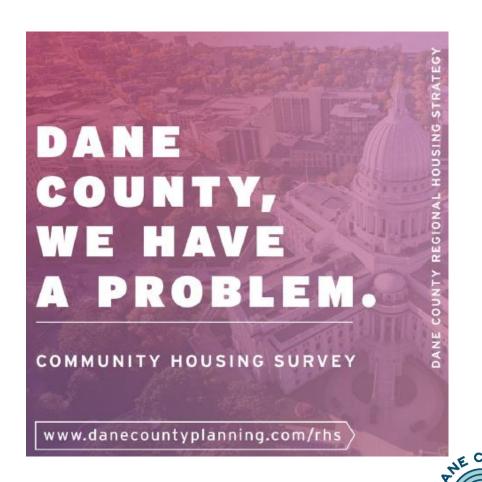
1,125 affordable to households at or below 60% AMI (~35% of senior households)



#### **CHAPTER 3: ENGAGEMENT**

REPORT OUTLINE: ENGAGEMENT SUMMARIES

- Housing Advisory Committee (HAC)
- Focus Groups
- Stakeholder Interviews
- Community Survey



#### **CHAPTER 3: ENGAGEMENT**

REPORT OUTLINE: HOUSING STRATEGIES USED TODAY

#### PROGRAM INVENTORY AND RESOURCE ASSESSMENT: TYPES OF PROGRAMS

FINANCIAL INCENTIVES OR ASSISTANCE

Tools that
encourage
housing
development of
various types or
establish funding
sources

HOUSING OR LAND RESOURCES

Tools that dedicate land or housing for legally restricted subsidized affordable housing

CAPACITY-BUILDING

Tools that will garner support and partnerships for housing

HOMEOWNER AND RENTER PROGRAMS

Tools that directly support people, focused on renter and homeowner needs

LAND USE AND ZONING

Tools that relate to planning, land use and zoning policies that impact housing



#### **CHAPTER 4: IMPLEMENTATION**

REPORT OUTLINE: STRATEGIC ACTION PLAN COMPONENTS





#### **CHAPTER 4: IMPLEMENTATION**

REPORT OUTLINE: HOUSING PRIORITIES

- 1. INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS
- 2. INCREASE THE OVERALL NUMBER OF HOUSING UNITS
- 3. PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS
- 4. REHABILITATE AND PRESERVE AFFORDABILITY OF EXISTING HOUSING
- 5. PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP











#### **CHAPTER 4: IMPLEMENTATION**

REPORT OUTLINE: STRATEGIES AND IMPLEMENTATION MATRIX

#### **ACTION STEPS, METRICS, AND PARTNERS FOR SAMPLE STRATEGY**

HOUSING PRIORITY:

INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS.

STRATEGY	ACTION STEPS	IMPLEMENTATION PARTNERS		METRICS
		LEAD	ADDITIONAL PARTNERS	
EXPAND OR CREATE AFFORDABLE HOUSING FUNDS.	Identify additional municipal and County funding sources for affordable housing development			<ul> <li>Annual funding from County and municipalities for affordable housing</li> </ul>
	Partner with the private sector on fundraising initiative (e.g., per employee donation)	COUNTY		
	Collaborate with Madison Workforce Housing Fund to scale efforts			<ul> <li>Number of new affordable units funded annually</li> </ul>
	Advocate for affordable housing bonds			randed anniamy
	Modify the existing Dane County Affordable Housing Development Fund to support broader types of projects, including smaller projects, acquisition/rehab projects, owner-occupied projects, and projects that are not competitive for LIHTC 9% tax credits.			

Note: This is just a sample and does not account for feedback from HAC 10



#### **GREAT JOB – WELL DONE!**

TOGETHER, TAKING THE NEXT STEP!















## STRATEGY SPOTLIGHT: REALTORS ASSOCATION OF SOUTH CENTRAL WISCONSIN



## Historic \$525 Million Housing Inventory Investment



- Governor Tony Evers signed five historic bipartisan bills to increase Wisconsin's workforce and senior housing inventory.
- Additionally, the legislature approved, and the governor signed a budget that funds more than half a billion dollars for loan programs that will help strengthen Wisconsin's housing inventory.





#### Residential Housing Infrastructure Loan Program

2023 Wisconsin Act 14

https://docs.legis.wisconsin.gov/document/acts/2023/14

LC Act Memo

https://docs.legis.wisconsin.gov/document/lcac tmemos/2023/REG/Act%2014.pdf

WHDA Guidance

https://www.wheda.com/aboutwheda/legislative-priorities/bipartisan-housinglegislation-package

- Loan program to cover infrastructure costs for workforce housing or senior housing.
- The municipality must have changed applicable ordinances or regulations on or after January 1, 2023, that reduce residential housing costs.
- The municipality must have updated the housing element of its comprehensive plan within the last five years.





#### **Main Street Housing Rehabilitation Loan**

2023 Wisconsin Act 15

https://docs.legis.wisconsin.gov/document/acts/2023/15

LC Act Memo

https://docs.legis.wisconsin.gov/document/lcac tmemos/2023/REG/Act%2015.pdf

- Improve Housing Located on the Second or Third Floors of Buildings with First Floor Commercial.
- The relevant local governmental unit must have changed applicable ordinances or regulations on or after January 1, 2023, that reduce residential housing costs.
- The municipality must have updated the housing element of its comprehensive plan within the last five years.
- Anticipated Loan Programs Fall 2023





#### **By-right Approval and Development Certainty**

2023 Wisconsin Act 16

https://docs.legis.wisconsin.gov/document/acts/2023/16

LC Act Memo

https://docs.legis.wisconsin.gov/document/lcac tmemos/2023/REG/Act%2016.pdf

- Requires local governments to approve housing developments if they comply with local regulations. Mandamus Remedy.
- Streamlines the rezoning process—no zoning protest / super-majority for upzoning.
- Limits the ability of existing residents to oppose the development of new housing after a project has been approved.





#### **Workforce Housing Rehabilitation Loan**

2023 Wisconsin Act 17

https://docs.legis.wisconsin.gov/document/acts/2023/17

LC Act Memo

https://docs.legis.wisconsin.gov/document/lcamendmentmemos/2023/REG/AB 267.pdf

- Homeowner loans to rehabilitate existing housing stock (40 or more years old).
- The relevant local governmental unit must have changed applicable ordinances or regulations on or after January 1, 2023, that reduce residential housing costs.
- The municipality must have updated the housing element of its comprehensive plan within the last five years.
- Winter 2023





#### **Commercial-to-Housing Conversion Loan Program**

2023 Wisconsin Act 18

https://docs.legis.wisconsin.gov/document/acts/2023/18

LC Act Memo

https://docs.legis.wisconsin.gov/document/lcactmemos/2023/REG/Act%2018.pdf

- This loan program allows a developer to apply for a loan to help cover the cost of converting a vacant commercial building to workforce housing or senior housing
- The relevant local governmental unit must have changed applicable ordinances or regulations on or after January 1, 2023, that reduce residential housing costs.
- The municipality must have updated the housing element of its comprehensive plan within the last five years.
- Fall 2023





### MENTI EXERCISES



## VISION STATEMENT



#### **CORE VALUES**

**EQUITY** 

**AFFORDABILITY** 

**EMPOWERMENT** 

**ECONOMIC GROWTH** 

**ACCOUNTABILITY** 

SUSTAINABLE DEVELOPMENT



#### 20 YEAR VISION FOR HOUSING IN DANE COUNTY

#### **OPTION 1**

'The RHS embraces an equitable and environmentally sustainable vision for housing, where resilient and connected neighborhoods with a variety of housing types for all residents is our backbone for continued economic growth and prosperity'

#### **OPTION 2**

'The RHS envisions an equitable and environmentally sustainable future where all residents have access to quality and affordable housing in connected neighborhoods'

#### **OPTION 3**

'The RHS embodies a Dane County community committed to increasing access to quality, sustainable, affordable housing for all residents'

## UNIT TARGETS



#### HOUSING NEED SUMMARY

DANE COUNTY HOUSING PRODUCTION GOALS, 2020-2050

#### To close the housing supply gap in 25 years:

Outside Madison	Affordable LMI units 20%	
55,700/25 years = 2,230 per year	450 units per year	
Madison	Affordable LMI units 20%	
60,500/25 years = 2,420 per year	480 units per year	
Total units needed	Total AH units needed	
116,200/25 years = 4,650 per year	930 units per year	



# HOUSING NEED SUMMARY

DANE COUNTY HOUSING PRODUCTION GOALS, 2020-2050

#### To close the housing supply gap in 20 years:

Outside Madison	Affordable LMI units 20%
55,700/20 years = 2,785 per year	555 units per year
Madison	Affordable LMI units 20%
60,500/20 years = 3,025 per year	605 units per year
Total units needed	Total AH units needed
116,200/20 years = 5,810 per year	1,160 units per year



# HOUSING NEED SUMMARY

DANE COUNTY HOUSING PRODUCTION GOALS, 2020-2050

#### To close the housing supply gap in 15 years:

Outside Madison	Affordable LMI units 20%
55,700/15 years = 3,710 per year	745 units per year
Madison	Affordable LMI units 20%
60,500/15 years = 4,030 per year	805 units per year
Total units needed	Total AH units needed
116,200/15 years = 7,750 per year	1,550 units per year



## **MENTI EXCERCISE**

#### COUNTYWIDE HOUSING TARGETS: BASELINE

- Affordable (legally restricted) housing unit production
  - 599 units per year (annual production 2020-2022)
  - 973 units in 2022
- Overall housing unit production
  - 1,200 per year (annual units permitted 2010-2020)
- Affordable unit preservation
  - ±25 units per year (Habitat or acquisition/rehab 2020-2023)



# FUNDING TARGETS



## **MENTI EXCERCISE**

#### **COUNTYWIDE FUNDING TARGETS**

- Total annual funding baseline (Based on 2020-2023 figures)
  - County: \$6,850,000
  - Municipalities: \$13,090,000
  - Private Sector: \$2,150,000



# CELEBRATION STATIONS!



# **FIVE STATIONS**

- STATION 1: Postcard to Your Future Self
- STATION 2: RHS Bracelets
- STATION 3: HAC Interviews
- STATION 4: Partnership Photos
- STATION 5: Implementation with Olivia



# TRAVELING MIC



# **TRAVELING MIC**

- What was your biggest takeaway from this process?
- What are you most excited about, regarding RHS implementation?



## **NEXT STEPS**

- October Final Draft Report 6 weeks!
- October Kick -off! You're Invited RHS Strategic Action Plan
- October/November Report & Video Distribution

#### **RHS Implementation Committee (RIC)**

- > RIC Structure online mostly, monthly or so
- > Executive Committee (need 10 sign ups for 12 mos. 2024)
- > 1st RIC Meeting November (day time or evening?)
  - > 2024 Work Priorities, Work Plan



## Thank you!

- Elected Officials!
- Housing Advisory Committee Members
- Sponsors
- SB Friedman and All Together
- THANK YOU ALL for your partnership, energy and enthusiasm!

**And for Thinking Like a Region!** 



# Q+A DISCUSSION

#### **Have a question? Any comments? Let's discuss!**



## **REGIONAL HOUSING STRATEGY: HAC MEETING #11**



# THANK YOU!

