

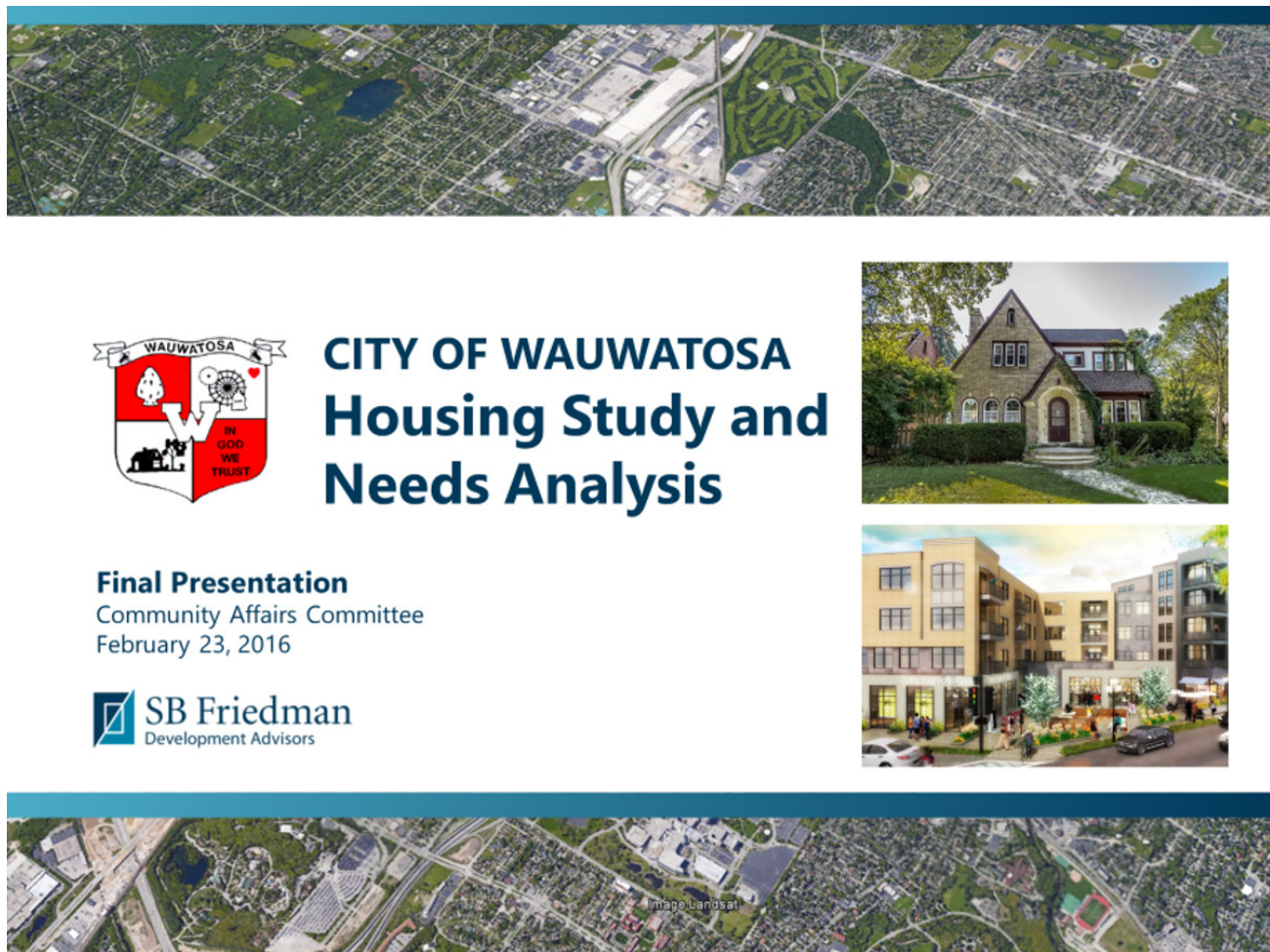
WELCOME TO THE HOUSING ASSESSMENT COMMUNITY WORKSHOP

PLEASE SHARE YOUR THOUGHTS REGARDING:

- UNMET HOUSING NEEDS
- AFFORDABILITY ISSUES
- HOUSING CONDITION ISSUES
- MARKET CHALLENGES
- POTENTIAL SOLUTIONS

RECENT HOUSING EFFORTS IN WAUWATOSA

CITY COMPLETED A HOUSING STUDY & NEEDS ASSESSMENT IN 2016
& A HOUSING POLICY & ACTION PLAN IN 2017



SUMMARY OF HOUSING-RELATED EFFORTS SINCE 2016:

Construction of 237 new affordable units, with 179 additional units approved or under construction

Development of 1,228 new market-rate units, with 175 additional units approved or under construction

Approval of a new accessory dwelling unit ordinance

Alignment of Economic Development Investment Policy to address unmet housing needs

Modification of City Zoning Code to facilitate more variety in housing types

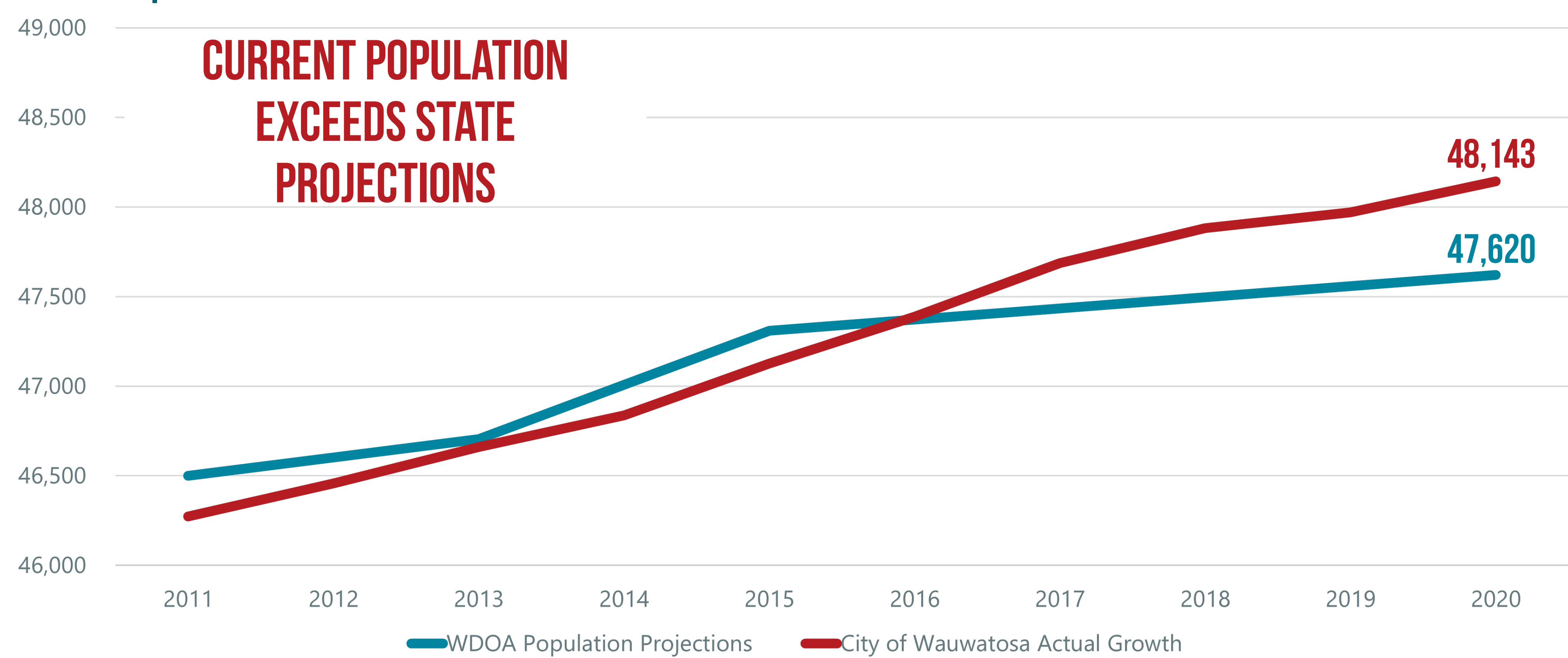
Establishment of Housing Rehabilitation Program to assist low-/moderate-income households with home improvements

INPUT OPPORTUNITY:
PLACE A STICKER UNDER THE EFFORTS YOU FIND MOST EXCITING!

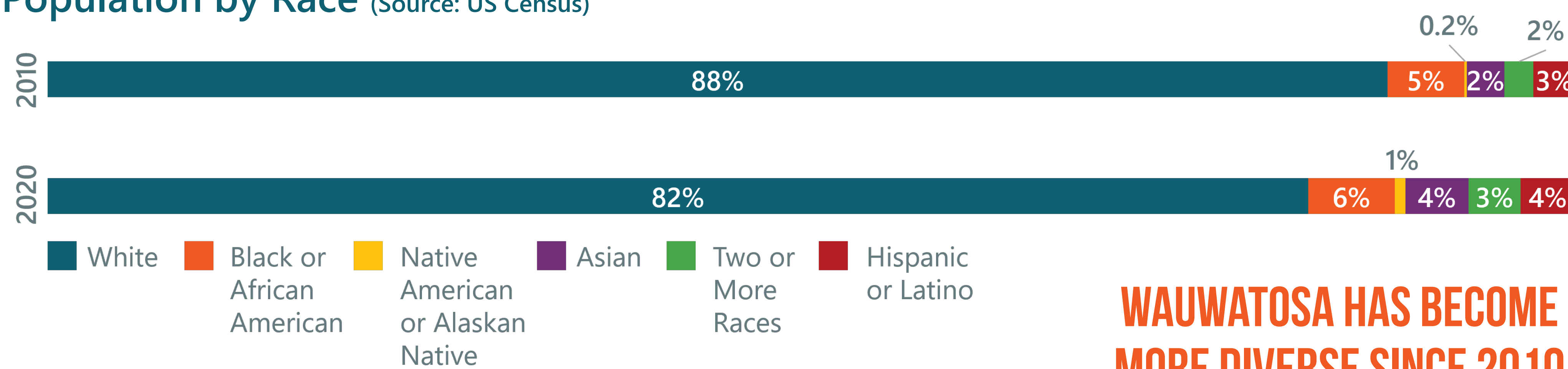
DEMOGRAPHICS IN WAUWATOSA

WAUWATOSA'S POPULATION IS GROWING FASTER THAN PROJECTED AND CONTINUES TO DIVERSIFY

Total Population (Source: US Census, WI Department of Administration)

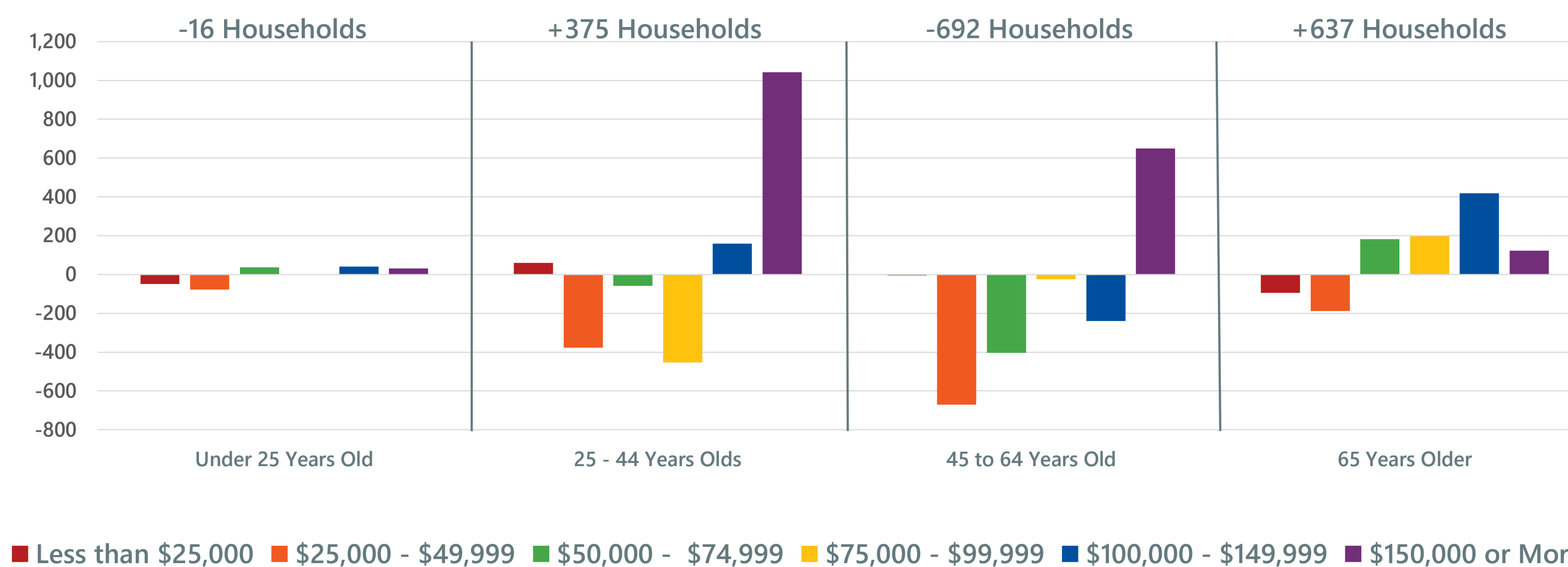


Population by Race (Source: US Census)



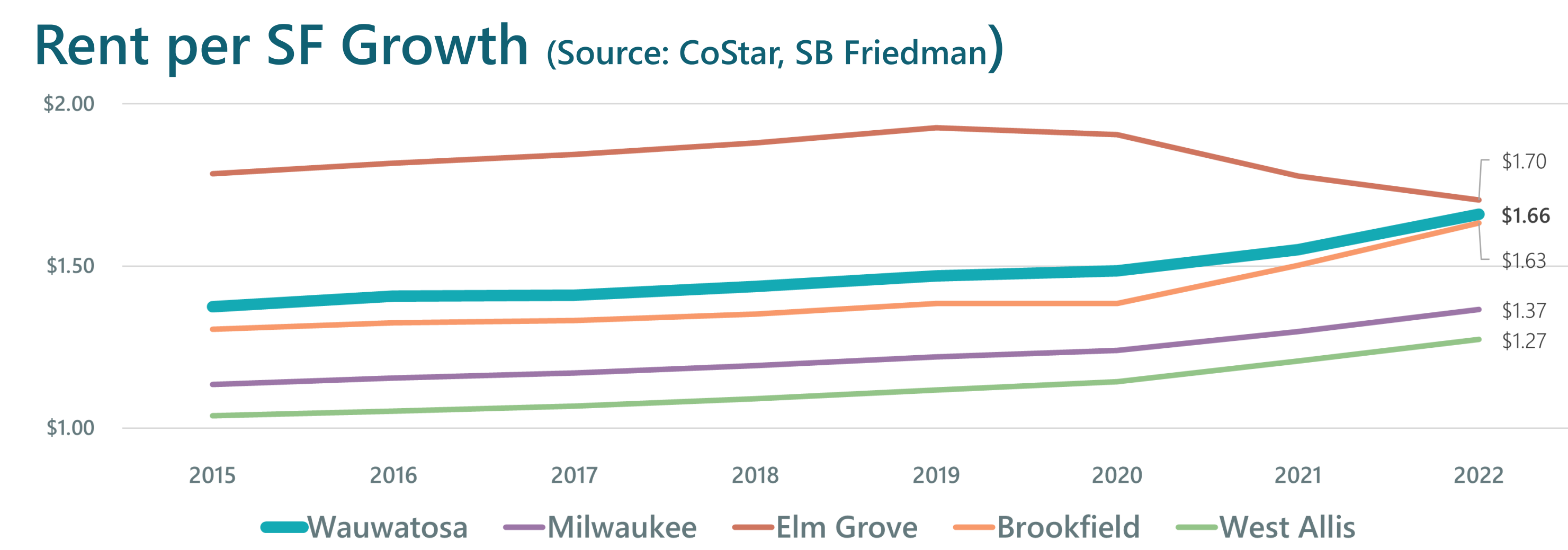
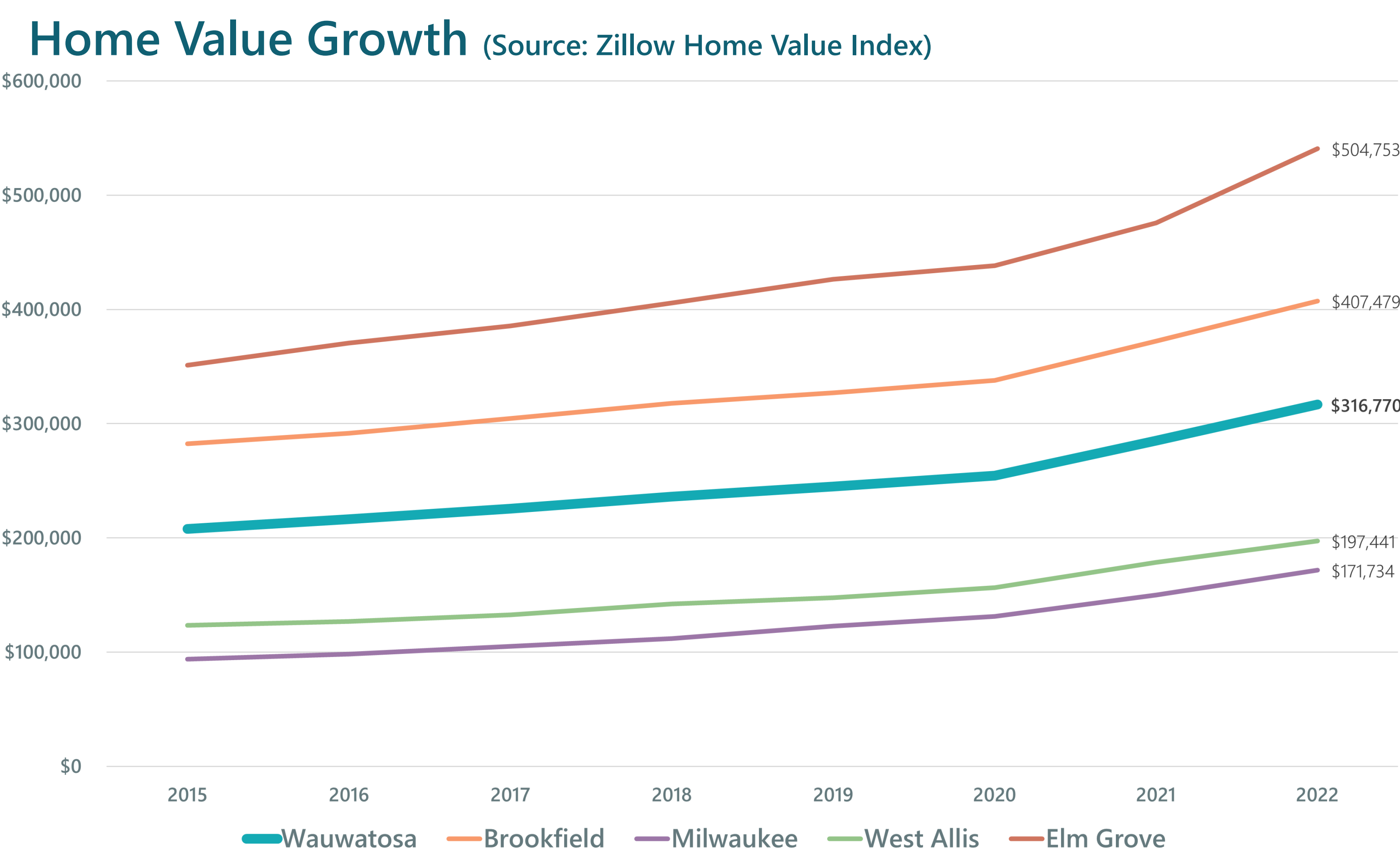
Change in Households by Age & Income (Source: US Census)

**MEDIAN AGE
DECREASED
FROM 40 (2015)
TO 38 (2020)**

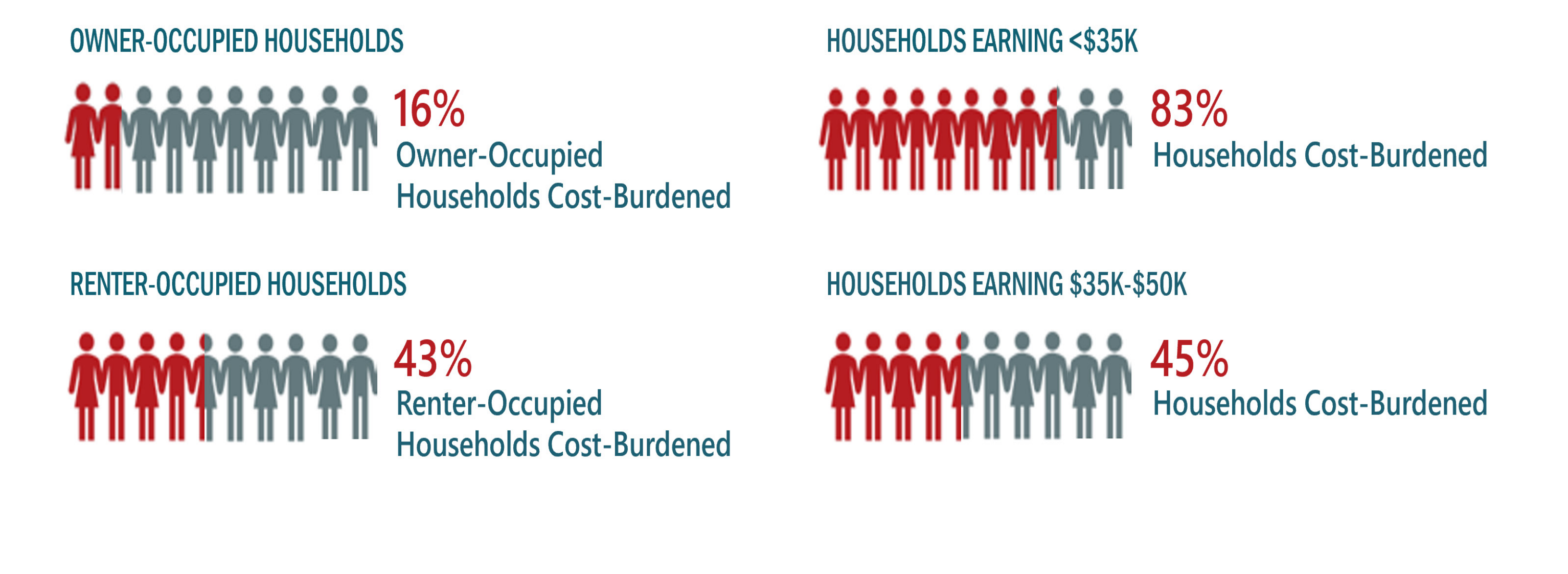


HOUSING MARKET EVOLUTION SINCE 2016

HOUSING COSTS HAVE INCREASED RESULTING IN FINANCIAL BURDENS ON SOME HOUSEHOLDS



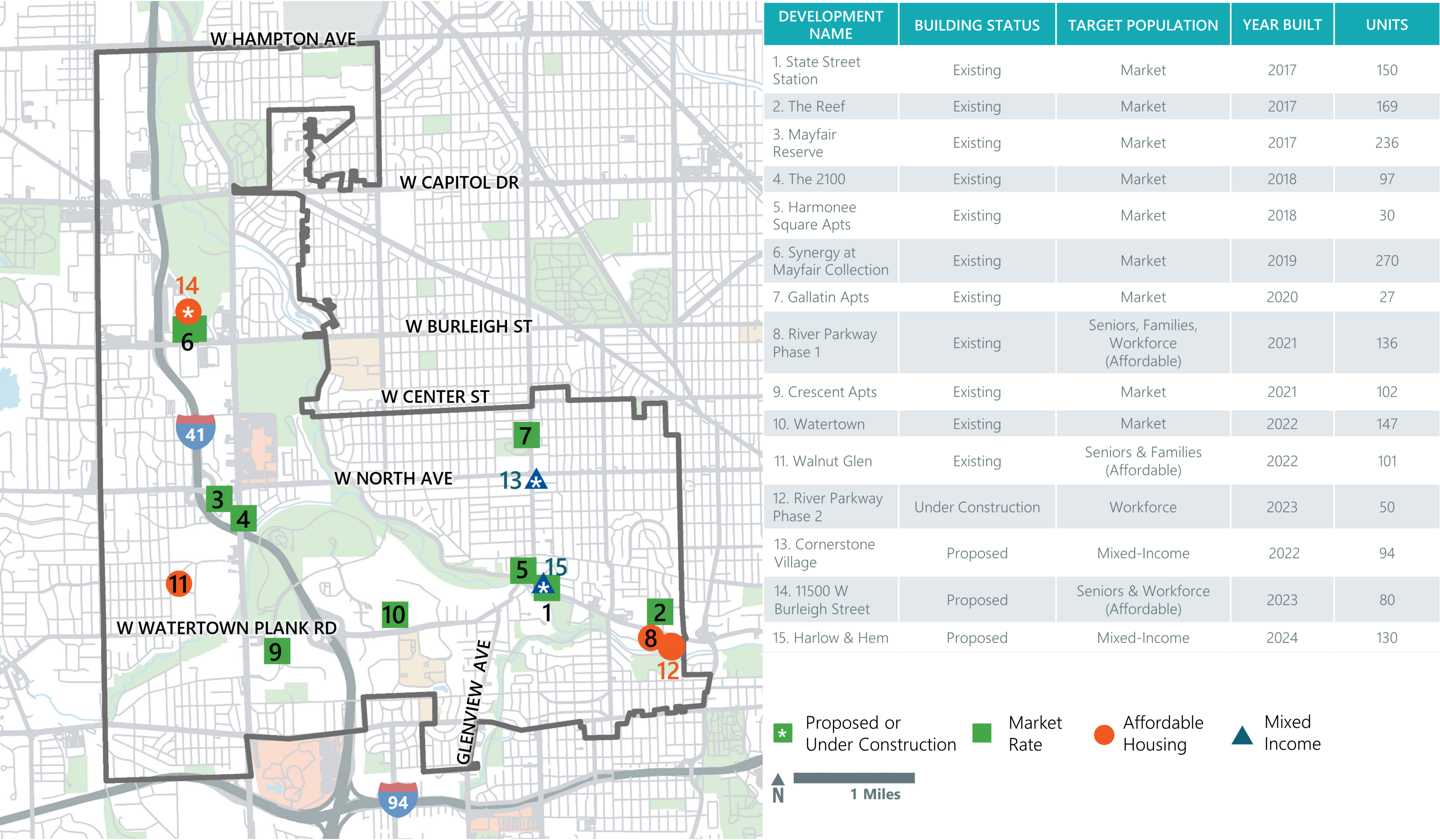
Housing Cost Burdens (Source: US Census, SB Friedman)



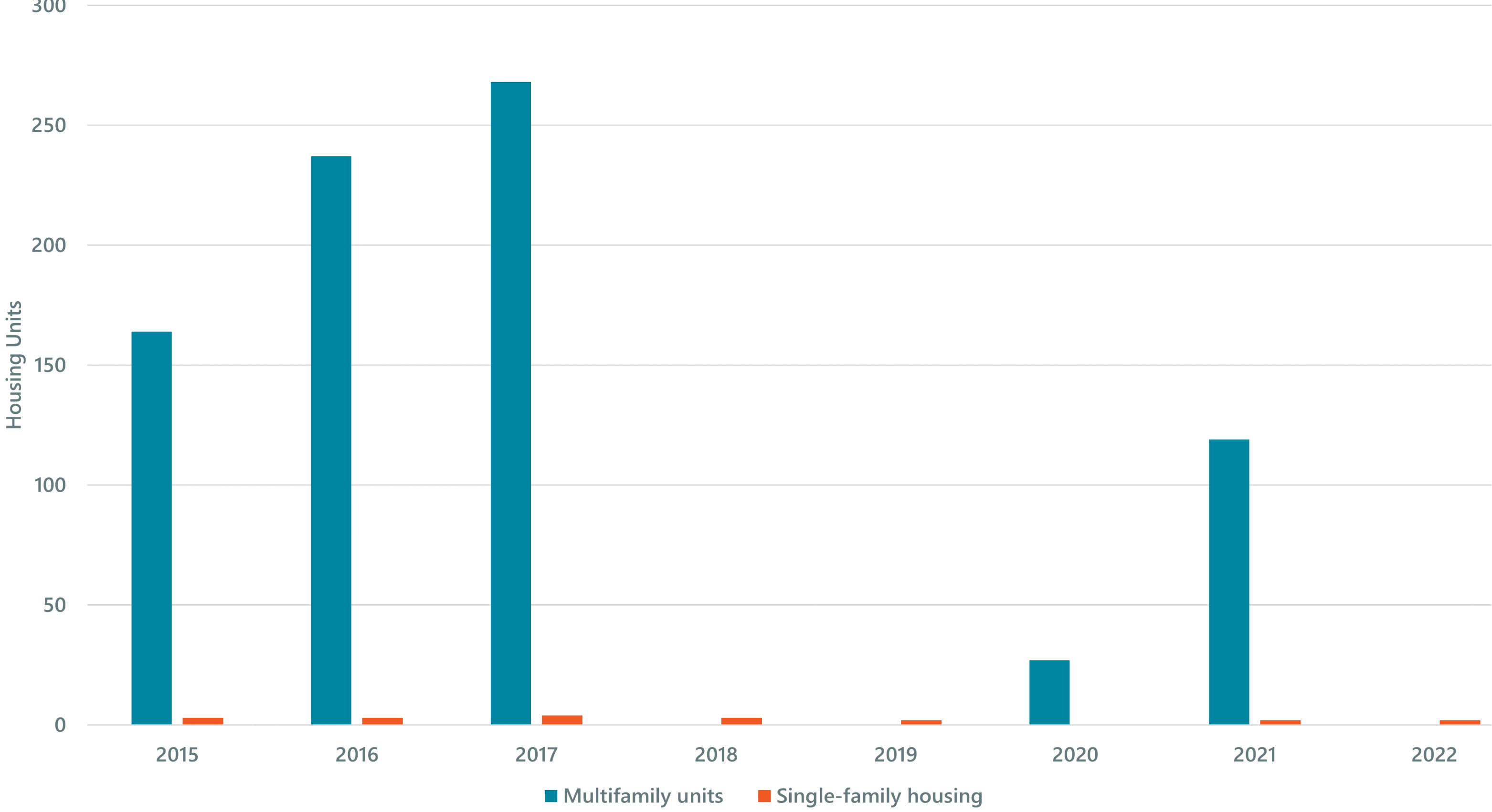
HOUSING MARKET EVOLUTION SINCE 2016

NEW HOUSING CONSTRUCTION IN WAUWATOSA HAS PRIMARILY BEEN MULTIFAMILY DEVELOPMENT

Recent Residential Deliveries (Source: City of Wauwatosa)



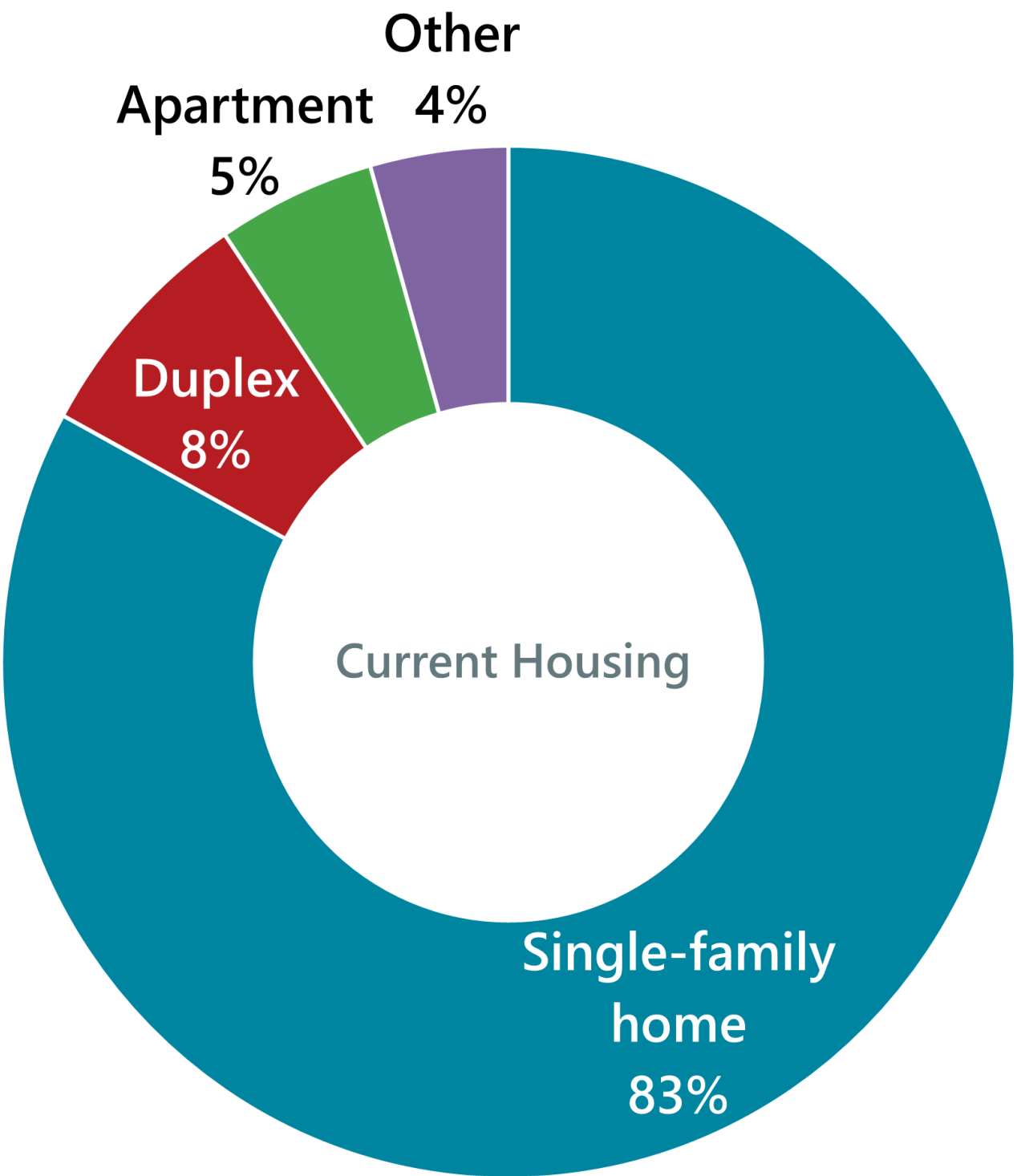
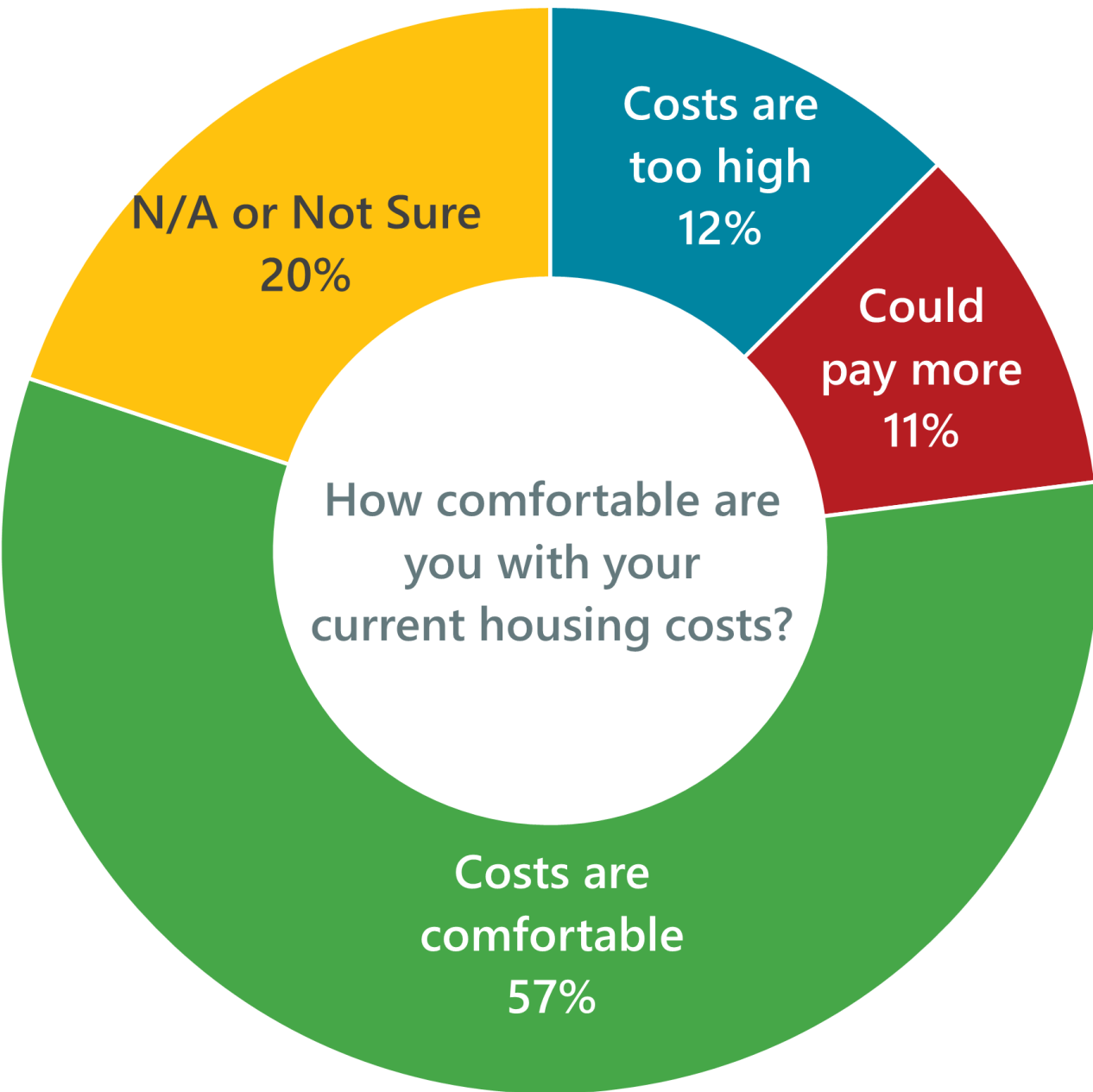
Recent Residential Deliveries by Year Built (Source: City of Wauwatosa)



HOUSING ISSUES IN WAUWATOSA

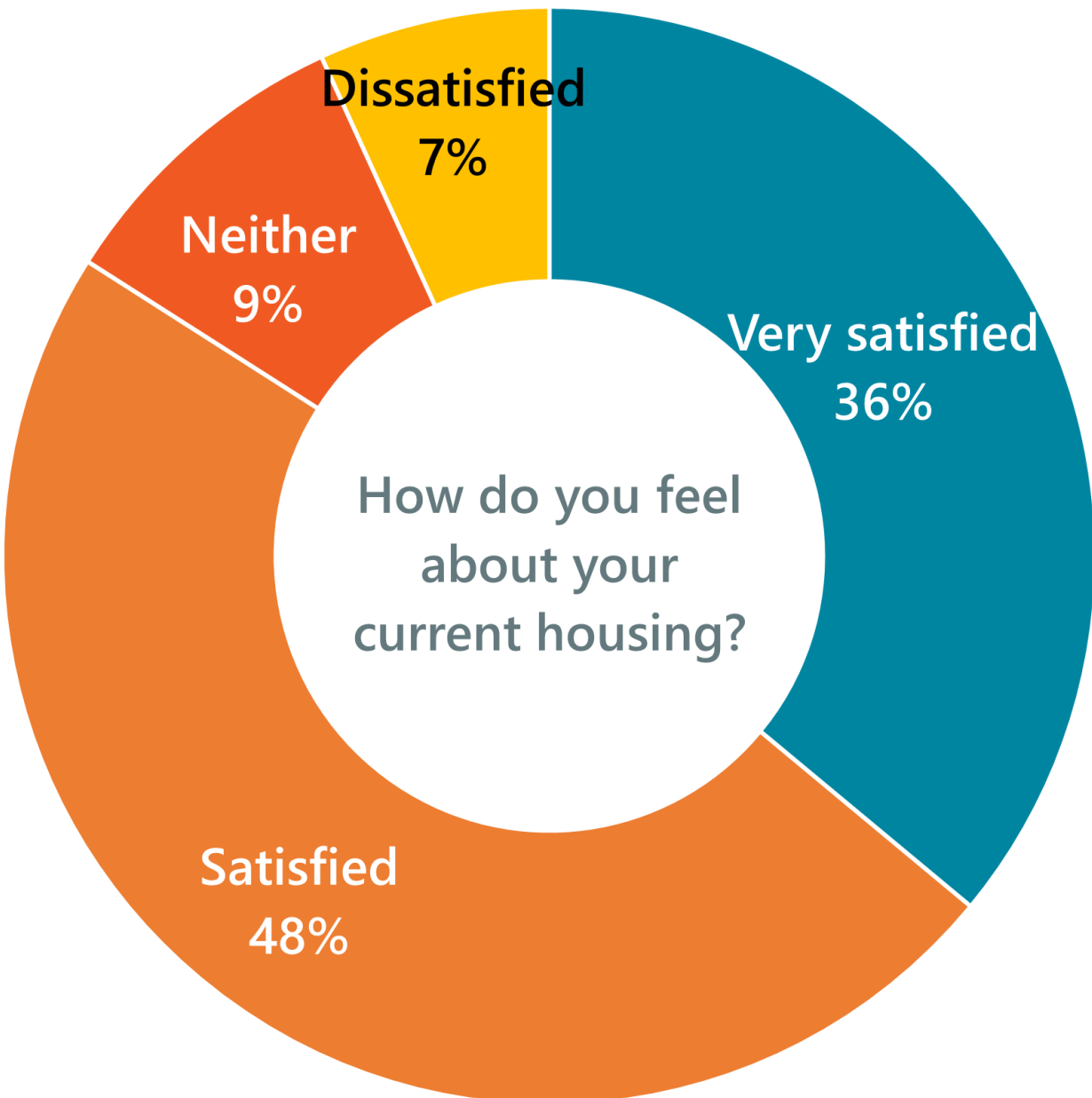
1,530 INDIVIDUALS RESPONDED TO THE 2022 HOUSING SURVEY
(1,000 MORE THAN IN 2016)

TWO-THIRDS OF
RESIDENTS FEEL THAT THEIR
HOUSING COSTS
ARE COMFORTABLE



MORE THAN 80% OF
RESIDENTS
CURRENTLY LIVE IN
SINGLE-FAMILY HOUSING

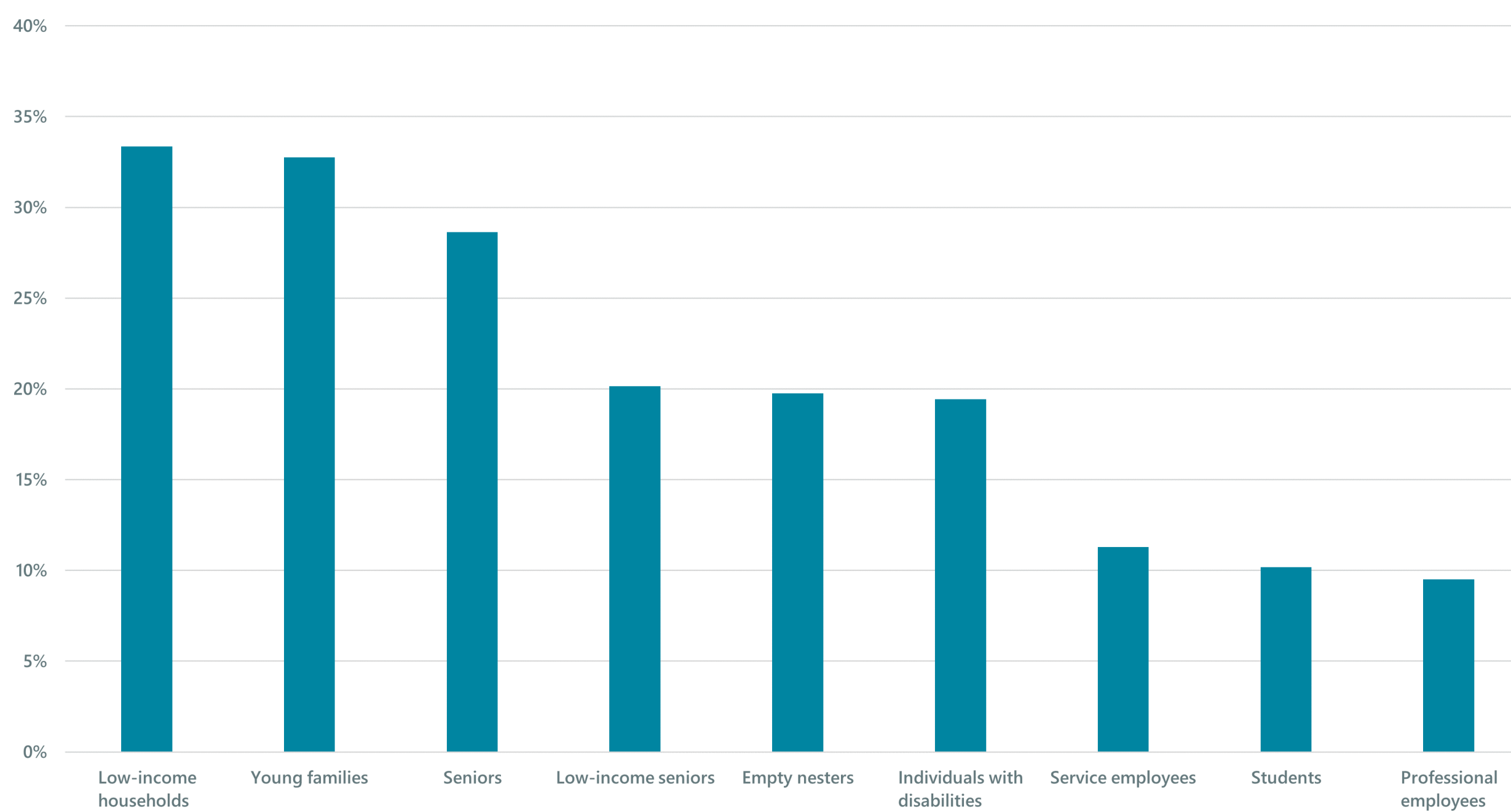
APPROXIMATELY 75% OF
RESIDENTS ARE
SATISFIED WITH THEIR
CURRENT HOUSING



HOUSING ISSUES IN WAUWATOSA

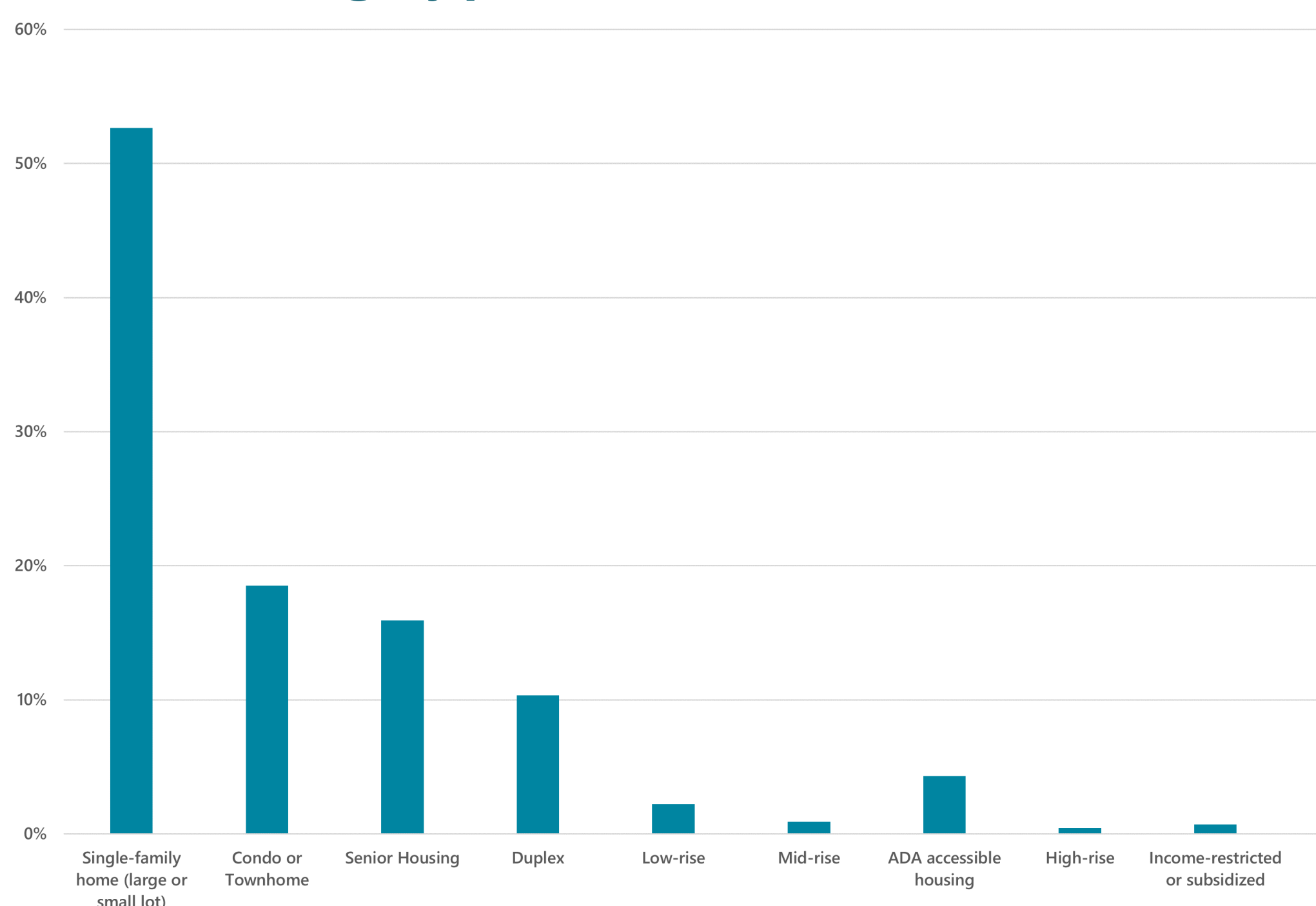
1,530 INDIVIDUALS RESPONDED TO THE 2022 HOUSING SURVEY
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Which populations are underserved by the existing housing stock?



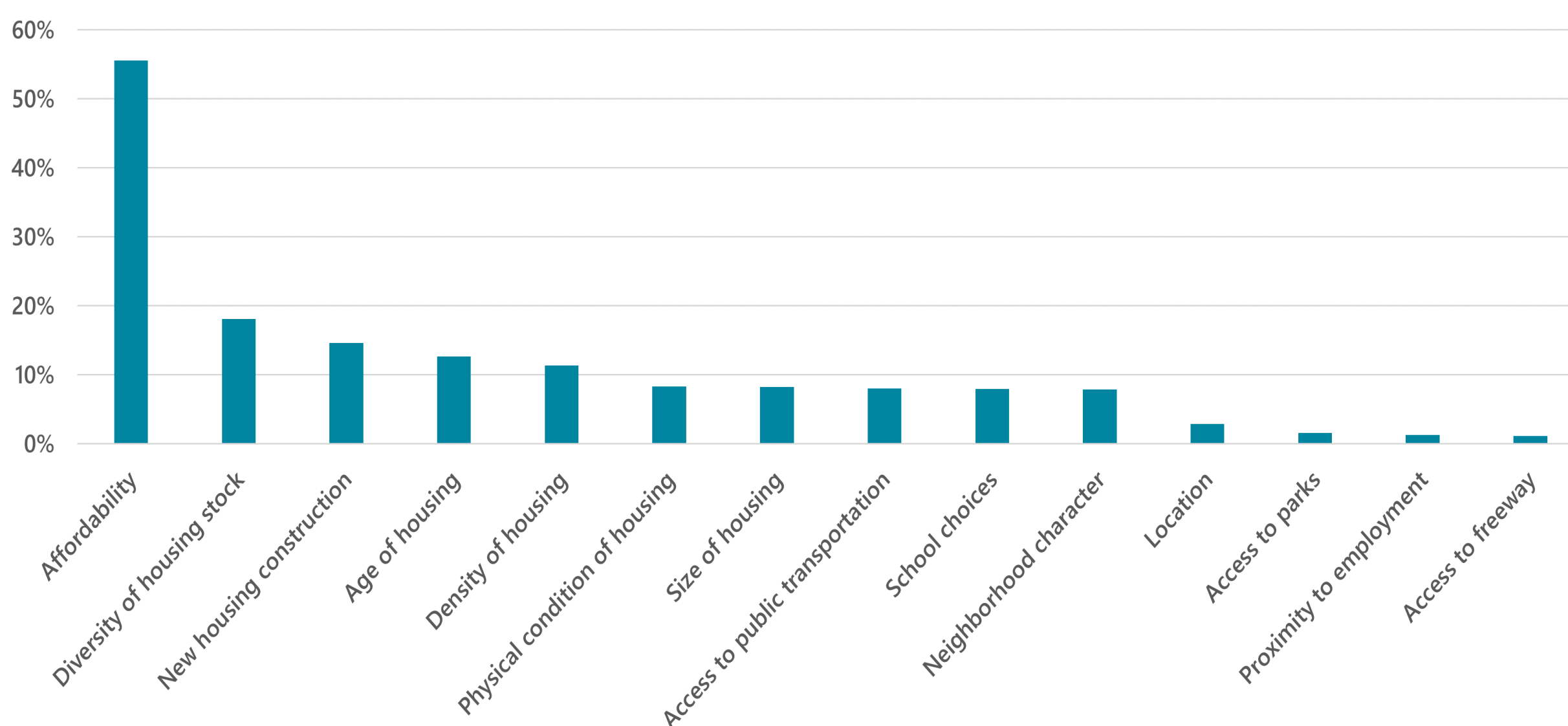
LOW-INCOME HOUSEHOLDS, YOUNG FAMILIES, AND SENIORS WERE IDENTIFIED AS POPULATIONS WITH UNMET HOUSING NEEDS

Which housing types are needed?



SINGLE-FAMILY HOUSES WERE IDENTIFIED AS THE MOST NEEDED HOUSING TYPE

What are the greatest perceived housing challenges?



HOUSING AFFORDABILITY HAS BEEN IDENTIFIED AS THE GREATEST PERCEIVED HOUSING CHALLENGE

HOUSING ISSUES IN WAUWATOSA

KEY HOUSING NEEDS IDENTIFIED TO DATE THROUGH PUBLIC ENGAGEMENT

LACK OF MISSING MIDDLE HOUSING

- COTTAGES, DUPLEXES, CONDOS
 - RENTAL AND FOR-SALE
- OPTIONS FOR DOWNSIZING

LIMITED OPTIONS FOR ACTIVE SENIORS

- COTTAGES, DUPLEXES, CONDOS
 - RENTAL AND FOR-SALE
- OPTIONS FOR DOWNSIZING

CONSTRAINED SUPPLY OF DEED-RESTRICTED AFFORDABLE HOUSING

- LOW INCOME FAMILIES
- LOW-INCOME SENIORS
- LOW-INCOME INDIVIDUALS

LIMITED HOUSING OPTIONS FOR THE LOCAL WORKFORCE

- TEACHERS
- MEDICAL CENTER STAFF
- CITY EMPLOYEES

LIMITED PHYSICALLY ACCESSIBLE HOUSING

LIMITED STARTER HOME OPTIONS FOR YOUNG FAMILIES

NEED FOR IMPROVEMENTS TO EXISTING HOUSING SUPPLY

INPUT OPPORTUNITY:

ADD ANY ADDITIONAL ISSUES ON THE NEXT BOARD USING THE STICKY NOTES

INPUT OPPORTUNITY:

HELP US PRIORITIZE OUR EFFORTS BY
VOTING ON YOUR HOUSING-RELATED PRIORITIES

HOUSING ISSUES IN WAUWATOSA

ADD ANY ADDITIONAL ISSUES BELOW USING THE STICKY NOTES

WHAT CAN WAUWATOSA DO?

INPUT OPPORTUNITY: HELP US IDENTIFY POTENTIAL STRATEGIES TO ADDRESS HOUSING-RELATED CHALLENGES

PROGRAM

Locally operated programs to build or maintain housing

Ex. Land trust, downpayment assistance program, etc.

INCENTIVE

Tools that will motivate developing housing of various types and styles

Ex. TIF assistance bonus, zoning variance, etc.

REGULATORY

Regulations that protect existing units and encourage housing production

Ex. By-right zoning, permitting ADUs, etc.

WHAT CAN WAUWATOSA DO?

INPUT OPPORTUNITY: HELP US IDENTIFY POTENTIAL STRATEGIES TO ADDRESS HOUSING-RELATED CHALLENGES

FUNDING

Tools that establish funding sources for housing

Ex. Dedicated housing fund, TIF, etc.

CAPACITY BUILDING

Tools that will garner support and partnerships for housing

Ex. Engage development community, non-traditional lending products, etc.