



COMMUNITY WORKSHOP

WAUWATOSA HOUSING STUDY & NEEDS ASSESSMENT

September 21, 2022



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

Image Landsat

CITY IS PRIORITIZING ADDRESSING HOUSING NEEDS

Housing Study & Needs Assessment (2016) | Housing Policy & Action Plan (2017)



New Housing

237 new affordable units

- 179 additional units in pipeline

1,228 new market-rate units

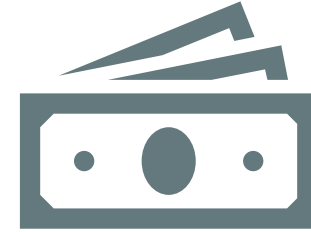
- 175 additional units in pipeline



Regulatory Changes

Approval of new accessory dwelling unit ordinance

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



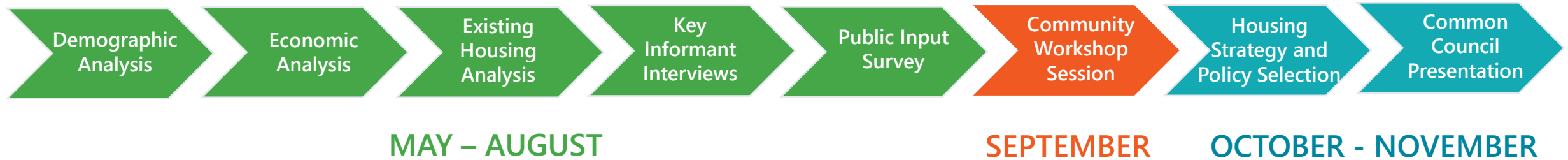
Funding

Alignment of Economic Development Investment Policy to address unmet housing needs

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

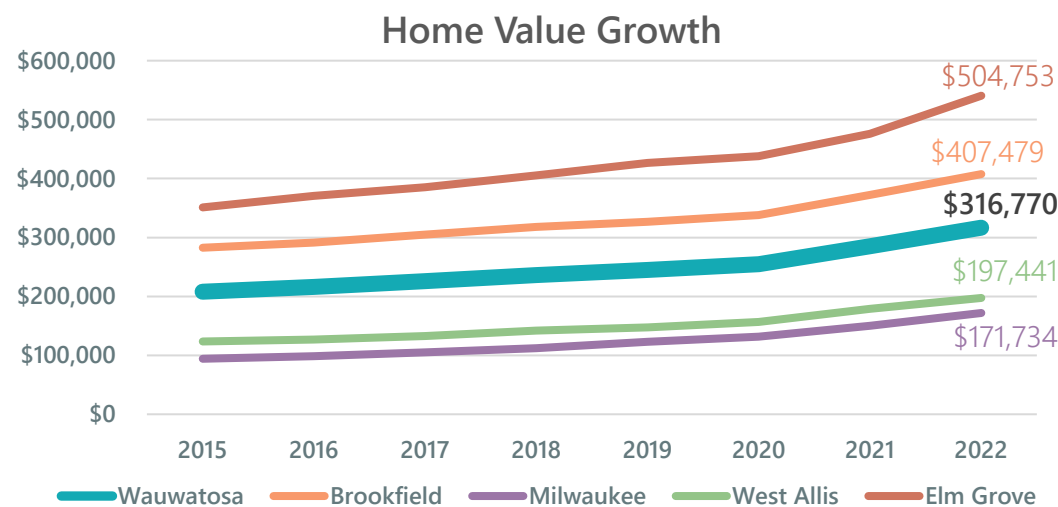
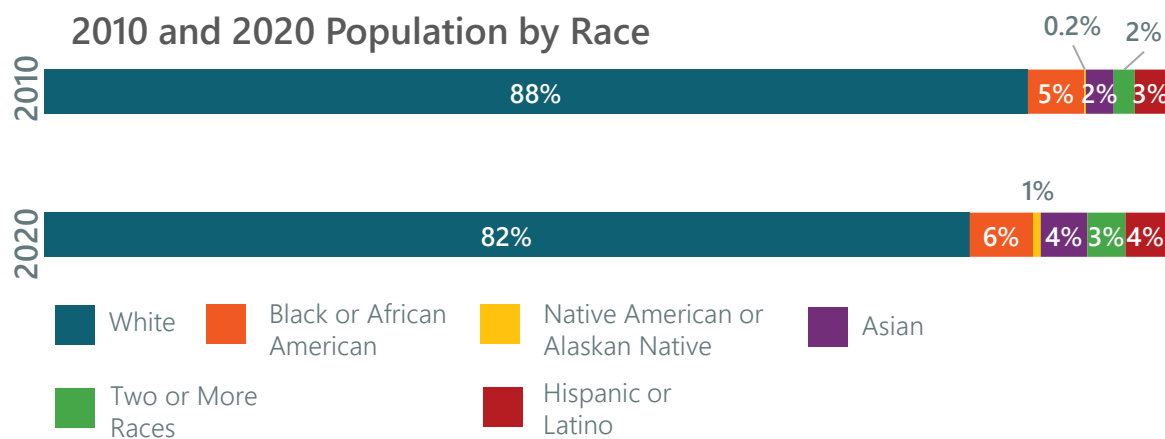
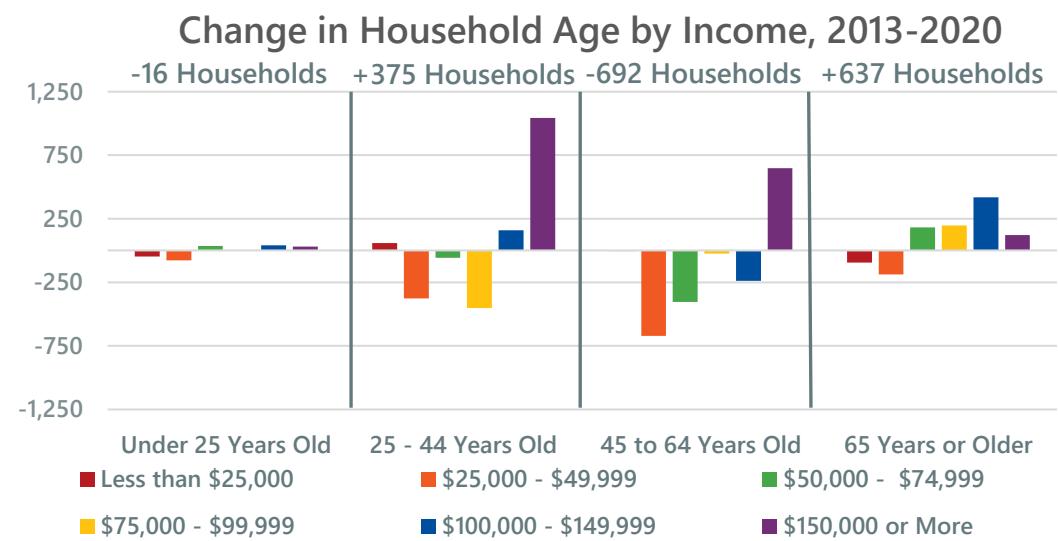
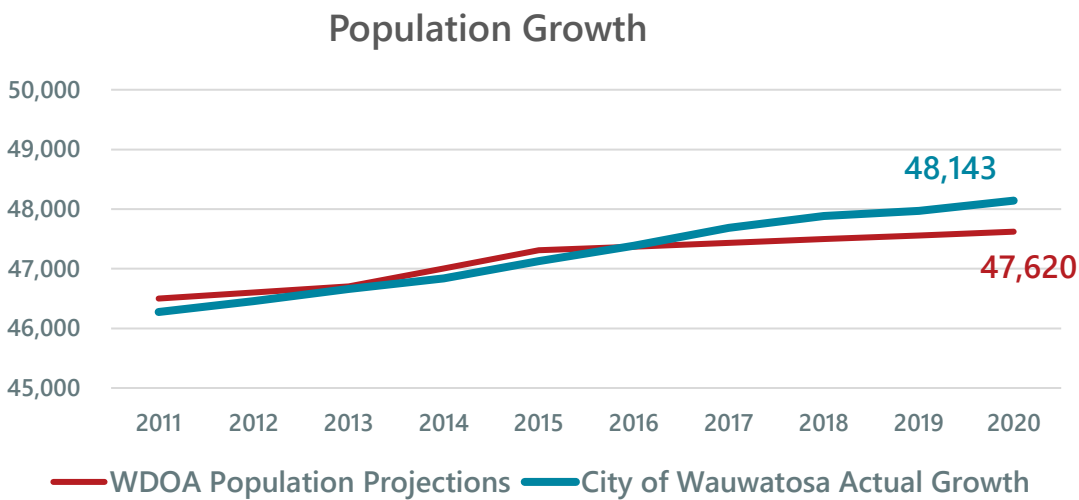
2022 HOUSING STUDY AND NEEDS ASSESSMENT

Recommendation from the 2016 Study was to conduct regular updates



WHY UPDATE THE STUDY NOW?

Address changing housing markets and continued population growth



KEY FINDINGS TO DATE

Seven key housing needs have been identified to date

- Lack of missing middle housing (including condos)
- Limited options for active seniors
- Constrained supply of deed-restricted affordable housing
- Limited housing options for the local workforce
- Limited starter home options for young families
- Limited physically accessible housing
- Need for improvements to existing housing supply

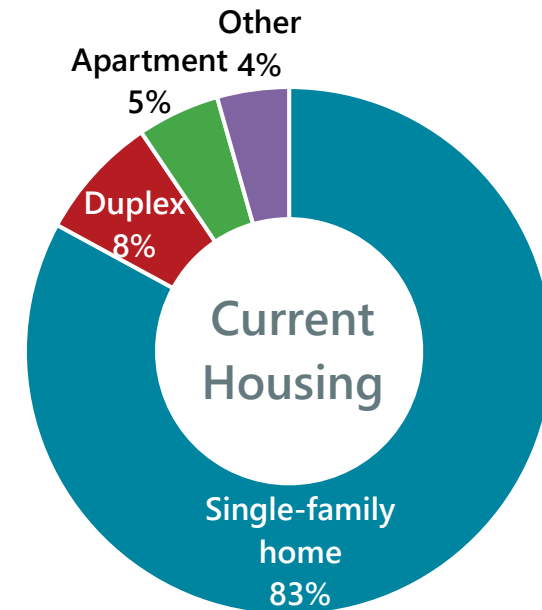
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Source: Opticos



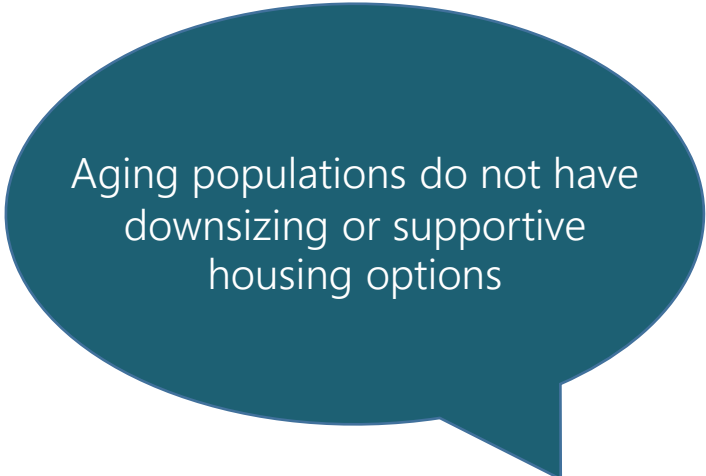
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A dark teal speech bubble pointing downwards and to the left.

Aging residents would prefer to live in intergenerational communities over age-restricted developments

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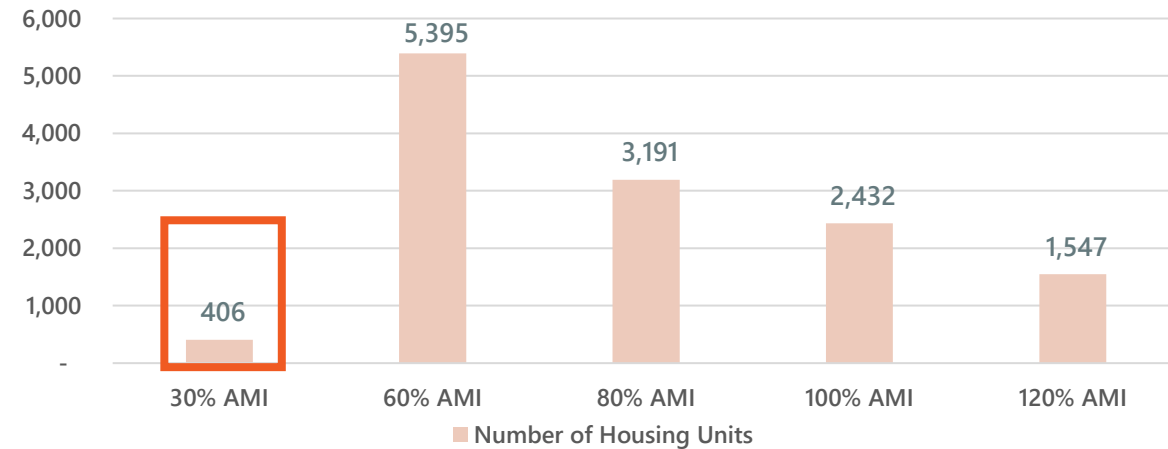
Aging populations do not have downsizing or supportive housing options

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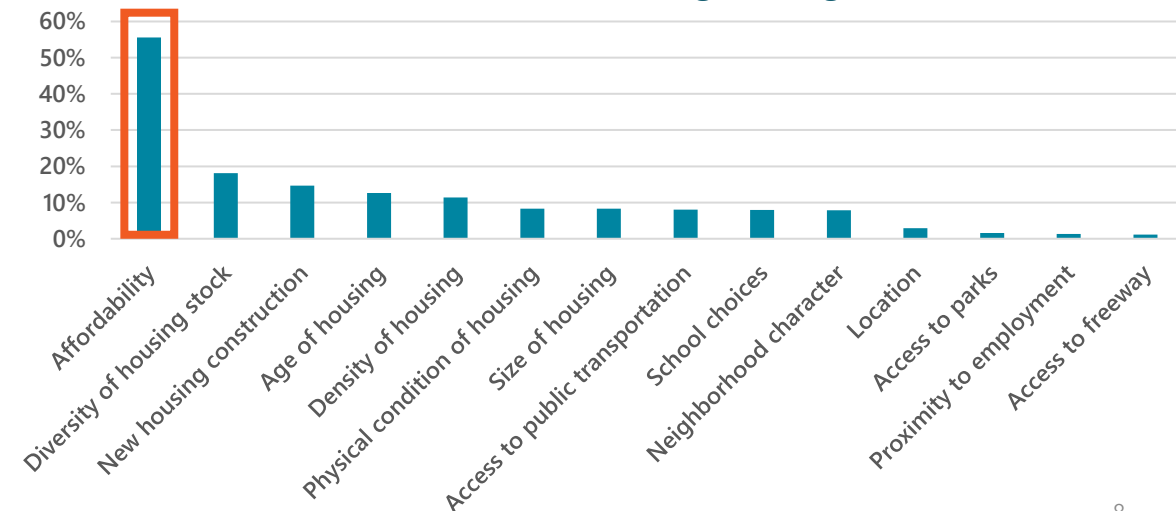
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Owner Occupied Housing by Affordability Level



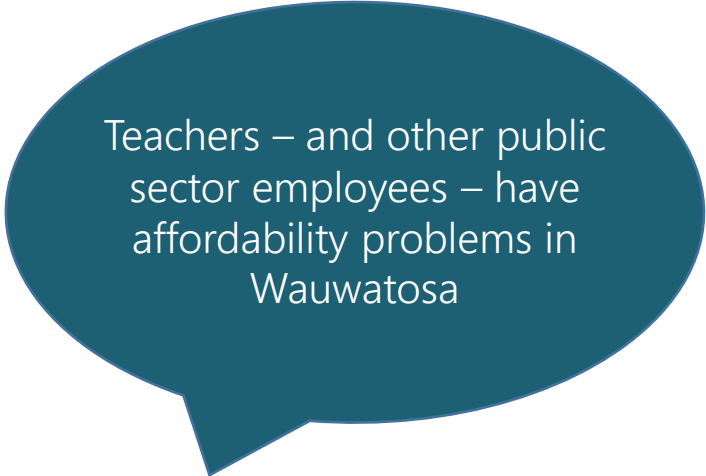
Perceived Greatest Housing Challenges



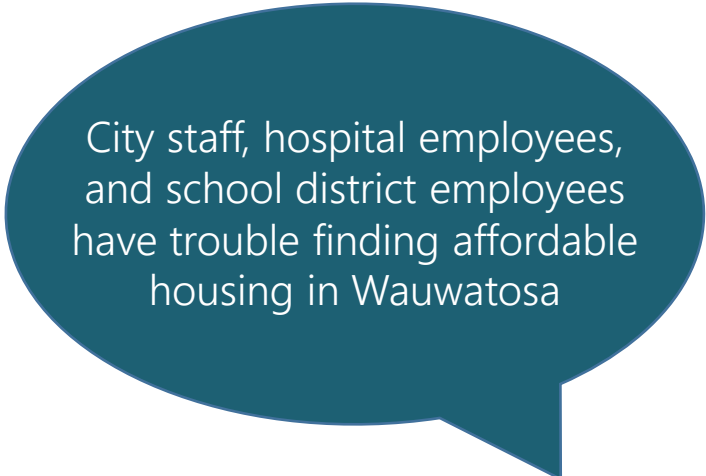
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Teachers – and other public sector employees – have affordability problems in Wauwatosa

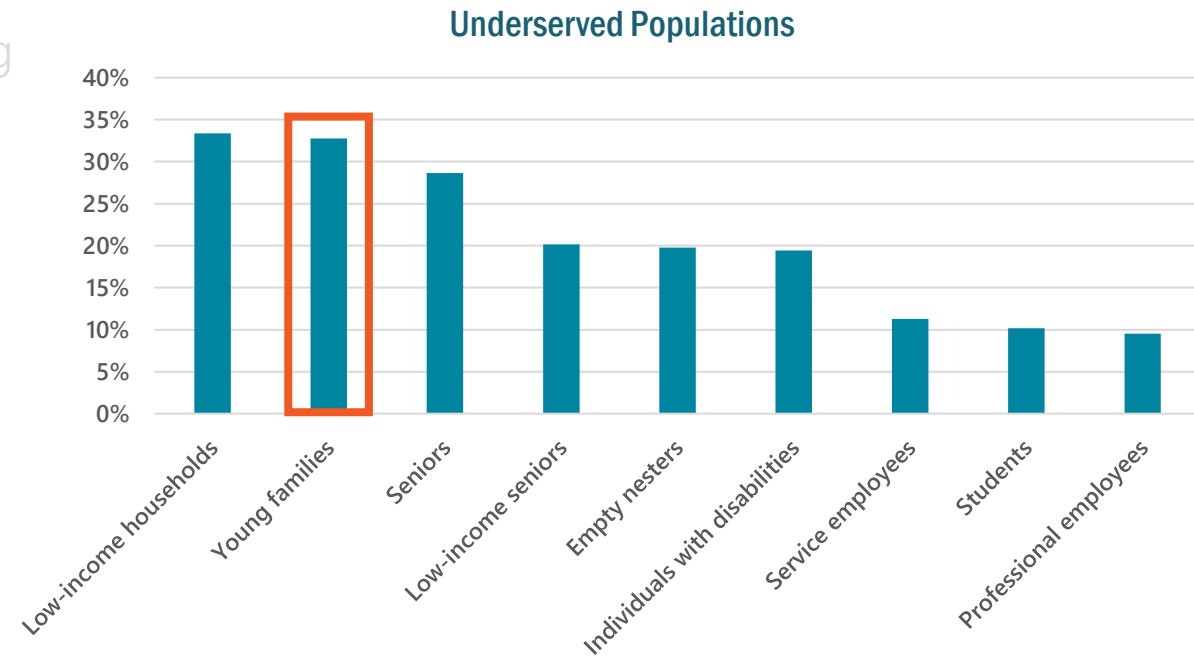
A dark teal speech bubble with a tail pointing towards the bottom right.

City staff, hospital employees, and school district employees have trouble finding affordable housing in Wauwatosa

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The need for physically accessible housing needs to be better understood by all



There is a lack of supportive housing for people living with disabilities

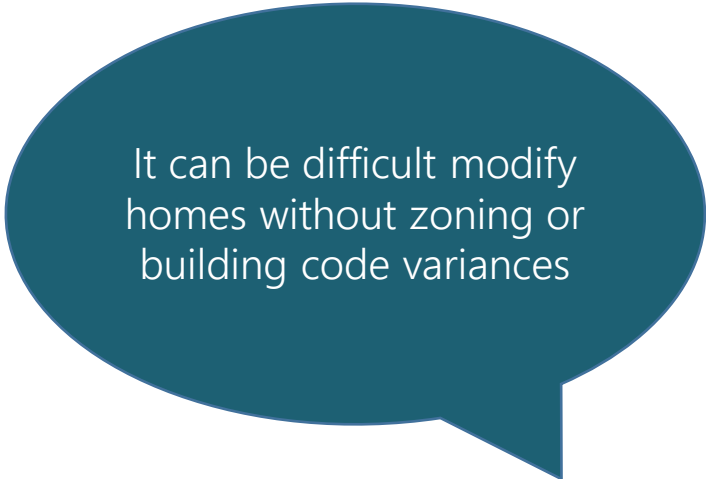
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Establish an emergency housing repair fund for accessibility or general livability repairs



It can be difficult modify homes without zoning or building code variances

COMMUNITY WORKSHOP GOALS

1. Which of the recent successes are you most excited about?
2. How would you prioritize the identified housing-related challenges?
3. Are there additional housing challenges or needs that have not been identified?
4. Are there any housing policies or strategies that you think would be successful?

PROGRAM

Locally
operated
programs to
build or
maintain
housing

INCENTIVE

Tools that will
motivate
developing
housing of
various types
and styles

REGULATORY

Regulations that
protect existing
units and
encourage
housing
production

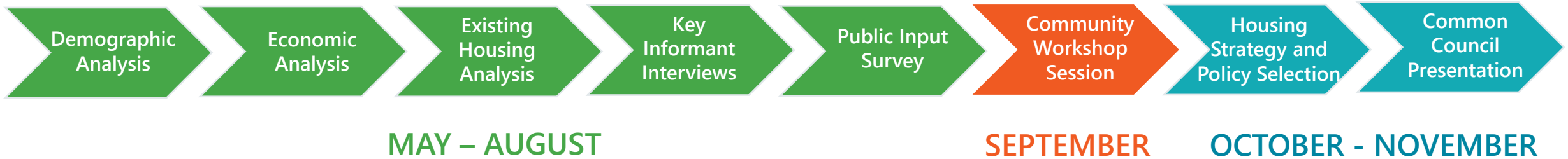
FUNDING

Tools that
establish
funding sources
for housing

CAPACITY BUILDING

Tools that will
garner support
and
partnerships for
housing

NEXT STEPS



- Document analysis and findings
- Formulate policy, strategy, and program recommendations
- Present findings and recommendations to Common Council in November



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