Workforce Housing What is it? Who needs it? Current Initiatives

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What is Workforce Housing?

Unsubsidized or subsidized multifamily or single family housing including new or rehabilitated townhouses, condominiums, affordable to the majority of low- to moderate-income households

Typical Guidelines?

Rent is less than average market rate rent for the area, and affordable to households with an income less than 80% of the area median (AMI)

Income Limits for Workforce Housing

2016 Area Median Income (AMI) \$83,900

FY 2016 Income Limit	Persons in Family								
	1	2	3	4	5	6	7	8	
Extremely Low Income Limits (\$)*	17,650	20,150	22,650	25,150	28,440	32,580	36,730	40,890	
Very Low (50%) Income Limits (\$)	29,400	33,600	37,800	41,950	45,350	48,700	52,050	55,400	
Low (80%) Income Limits (\$)	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750	

Types of Workforce Housing

Existing housing stock

New multi-family development

Mixed income

Community Land Trust (non-profit)
Single family, MF

Single family – smaller, more dense

What does workforce housing look like?

Contemporary workforce housing is based on good design and minimal impact

Smaller, mixed—income developments may be distributed throughout a community

Buildings in suburban settings are clustered to leave areas of open space



What does workforce housing look like? Cont'd

Compared to unplanned sprawl, higher density and multifamily is more efficient and cost effective for municipalities

Workforce housing can also be derived from rehabilitated housing which can improve property values and community aesthetics













Elven Sted, City of Stoughton, WI



Who Needs Workforce Housing?

Renters with lower incomes including older workers, community service occupations, hourly employees, Cost burdened renters, and priced-out aspiring home buyers





Who Needs Workforce Housing? Cont'd

Teachers, nurses, police officers and firefighters

People in service occupations (such as cooks, retail workers, construction workers, janitors) who can't afford average market rate rent



Maximum affordable rent, by occupation

Occupation (Standard Occupation Code)	"Starting" Wage (Annual)	Median Wage (Annual)	Affordable Gross Rent, Starting Wage	Affordable Gross Rent, Median Wage
Waiters and Waitresses (353031)	\$16,050	\$18,660	\$401	\$467
Retail Salespersons (412031)	\$16,480	\$21,150	\$412	\$529
Childcare Workers (399011)	\$17,030	\$22,190	\$426	\$555
Home Health Aides (311011)	\$19,300	\$23,730	\$483	\$593
Light Truck or Delivery Services Drivers (533033)	\$21,120	\$32,840	\$528	\$821
Elementary School Teachers (252021)	\$33,840	\$51,620	\$846	\$1,291
Police and Sheriff's Patrol Officers (333051)	\$41,800	\$55,260	\$1,045	\$1,382
Registered Nurses (291141)	\$53,000	\$71,270	\$1,325	\$1,782

Economic Benefits of Workforce Housing

Ability to attract and retain businesses to the region

New construction creates jobs

Creates new consumers for local services

Additional tax base

Proximate housing for civil workforce

Stable housing for children and families

Where to locate workforce housing?

Near employment centers

Next to public transportation route or ride share program

Proximate to services including schools, grocery, health care

Clustered near or adjacent to rural hamlet

Impacts from the lack of Workforce Housing?

Longer commute times to work

Increased traffic congestion and pollution

Higher employee turnover for area companies and small businesses

Increased cost of doing business

Less competitive to businesses interested in locating to Dane County region

Increased child mobility resulting in school absences

What will be the impact on my neighborhood?

Studies have shown well-designed and managed workforce housing developments do not have any significant, negative effect on neighboring property values. Well planned developments can actually increase property values.

Will Workforce Housing generate a lot of schoolchildren?

Workforce housing does not increase school enrollment, generating fewer than one school-aged child per household. Statistics show multi-family homes have fewer students than do single-family residences.

Municipal Costs: Higher density workforce housing consumes less land and places fewer demands on municipal services than traditional single-family developments.

Impact on my Taxes? Workforce housing frequently has a neutral or negligible effect on the local tax rate. In a study comparing taxes in towns that had minimum, moderate and high residential growth, the school property taxes per household increased the most in slow-growing communities.

Housing gap is nationwide

Housing gap is the difference between the number of housing units at an affordable price, and the number of units are needed.

Wisconsin was the hardest hit state in the Country in terms of jobs loss from the great recession

Dane County 2000-2013

Median house price rose 14.6% Median income down 12.7% Poverty rate rose 6.6%

Housing Gap

When a household pays more than 30% of their monthly Income on housing they are cost burdened, more than 50% of their monthly rent, extremely cost burdened (going without basic needs)

Dane County over 22,000 households pay more than 30% of their income on rent

Over 1200 very low income households pay more than 50% of their income on rent, of those 2,200 are seniors

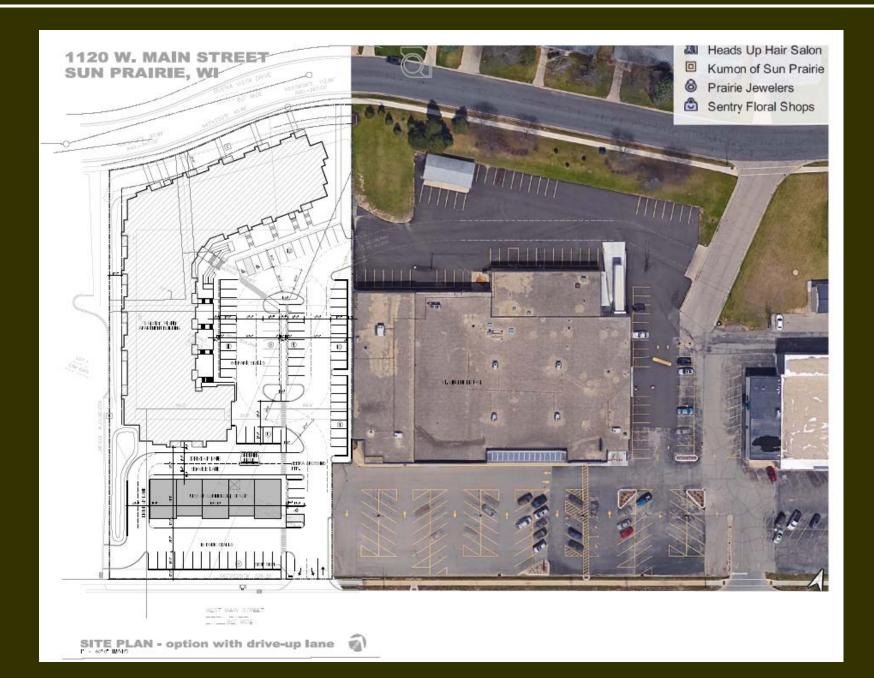
Sun Prairie 540 unit gap for 0-30% AMI households 410 unit gap for 0-50% AMI households

Questions?



1120 W. Main Street









NORTH-EAST FACADE



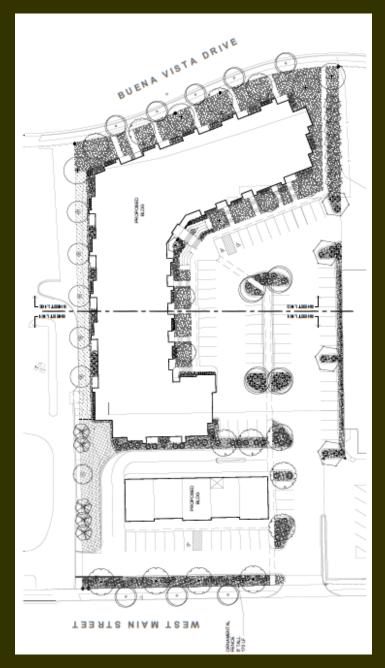
SOUTH-WEST FACADE





W. MAIN ST. FACADE







Süñ Prairie

Developer: McHenry Apartments, LLC

(Forward Management, Inc.)

Commercial: 5,133 sf, one-story

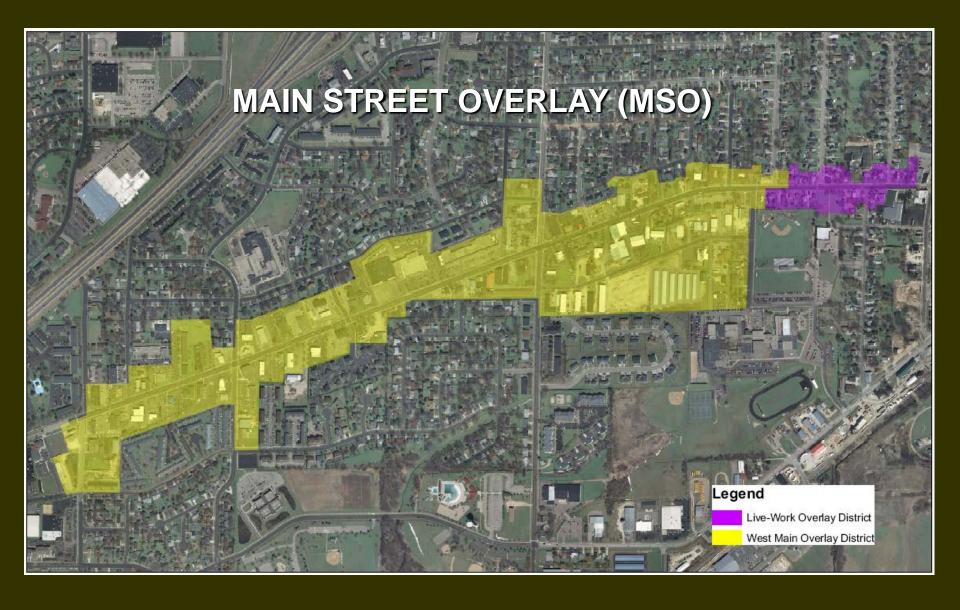
Residential: 74 Apartments

One Bdrm: 37 (50%)
Two Bdrm: 31 (42%)

Three Bdrm: 6 (8%)

Workforce Units: 37 min (50%)

(60% AMI; 60% market rents)

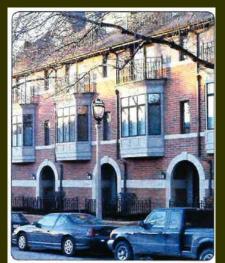








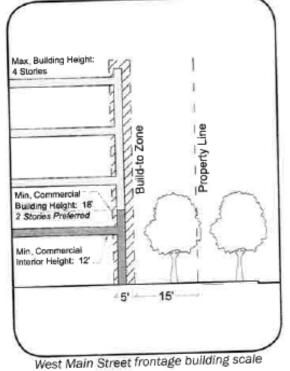








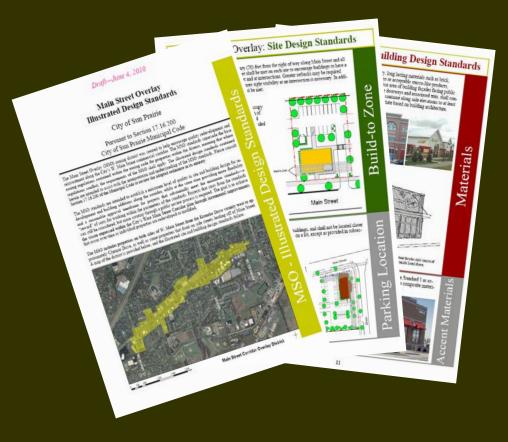








DESIGN STANDARDS



Site Design Standards:

- Setback/build-to line
- Parking location and screening
- Cross access
- Pedestrian accommodations
- Drive-thru uses
- Loading/refuse/mechanicals
- Fueling areas
- Signage
- Vending

Building Design Standards:

- Building materials and colors
- Roofs
- Windows/entrances
- Façade/building details
- Building/floor height