

CHAPTER 5 HOUSING ELEMENT FACT SHEET

The Waukesha County Comprehensive Planning Land Use, Housing and Transportation Subcommittee expressed the following housing strengths, concerns, and weaknesses.

Housing Strengths

- Sufficient housing supply for mid-to high-market single-family residential
- High housing quality
- Diverse housing age and style
- Safe neighborhoods
- Strong neighborhood associations
- Increasing ethnic and racial diversity
- Public willingness to have cluster design subdivisions

Housing Concerns and Weaknesses

- High cost of land
- A need for increased density
- Densities driven more toward single-family (suburban) densities
- Need for increased availability of affordable housing
- Housing affordability needs to be based on projected job growth
- Municipalities pushing for higher value development for tax base purposes
- A lack of diverse housing stock in neighborhoods (ie. two-family or more with single-family homes)
- A need for more energy and water efficient appliances and continued emphasis on green building concepts
- A need for more education on stormwater management and other infiltration techniques
- A need for increased political support to decrease the cost of the land and utilities to achieve affordable housing
- Few municipal caps on maximum housing size
- A need for increased understanding regarding the connection between the housing and community and regional economics
- A need for increased ethnic and racial diversity

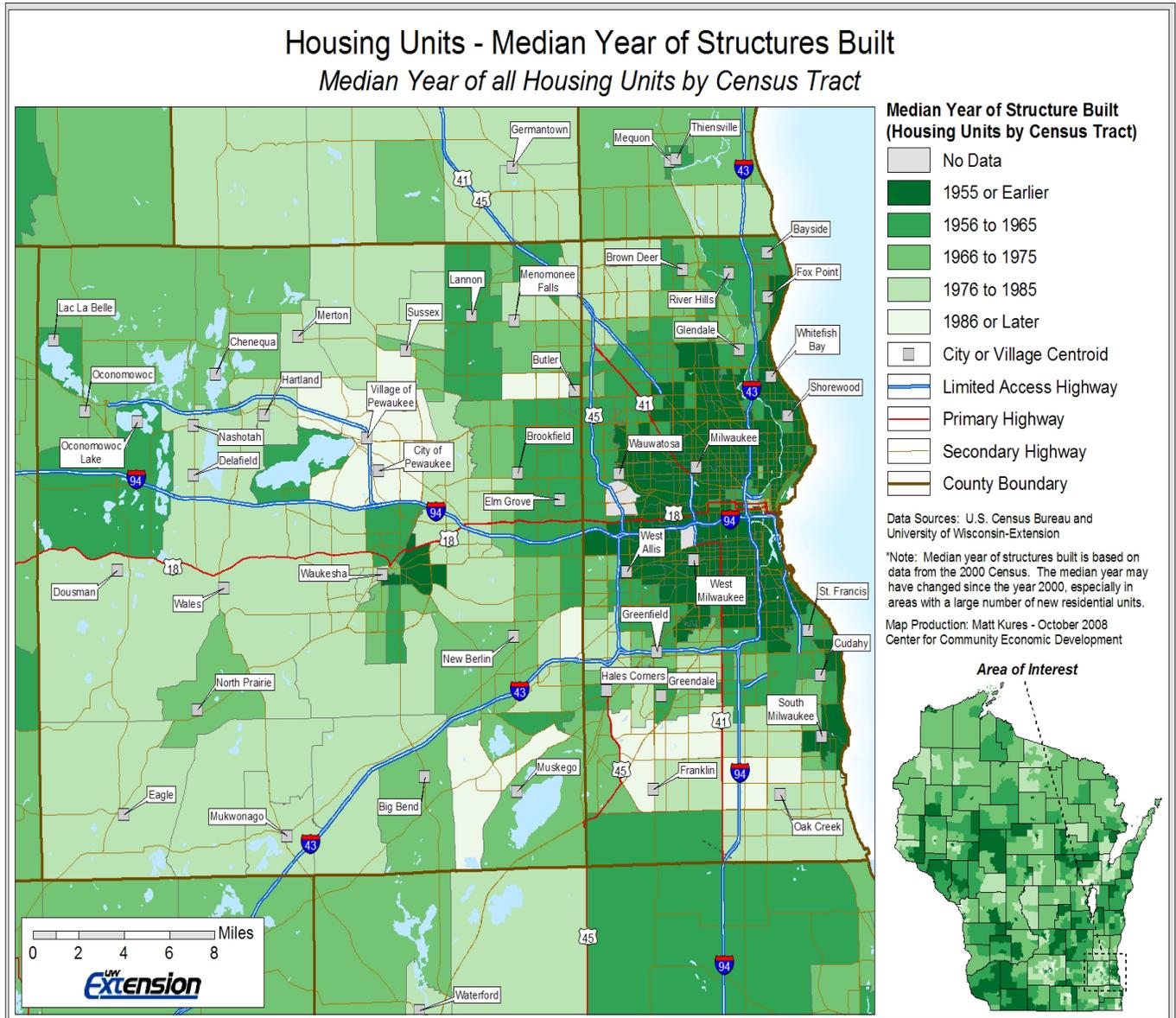
TRENDS

Housing Occupancy

- 80 percent of housing units within Waukesha County are owner occupied and 20 percent of housing units are renter occupied.
- Collectively, The City of Waukesha (14 percent), The City of Brookfield (12 percent), and the City of New Berlin (11 percent) have 37 percent of all owner occupied housing units in the County.
- 95 percent of housing units in the Towns of Vernon, Waukesha, and Lisbon are owner occupied units.
- The City of Waukesha has 35 percent of all the rental-occupied housing units in the County.
- The community with the highest overall percentage of rental occupied units is the Village of Butler with 49 percent.

Number of Bedrooms

- Nearly 83 percent of all owner occupied homes in Waukesha County are three or four bedroom units.
- The City of Brookfield has the largest number of 4 bedroom owner occupied unit homes (4,290).
- The highest percentages of owner occupied units having 5 or more bedrooms were in the Village of Chenequa (18 percent) and the Village of Oconomowoc Lake (27 percent).
- The Village of Lannon (27 percent) and the Village of Butler (25 percent) had the highest percentage of two bedroom owner occupied units.



Structure Type by Community

- Single Family homes are the most predominant structure type in Waukesha County making up 75 percent of all structures.
- Multi-family structures are the second most predominant structure type in the County growing from about 9 percent of total structures in 1970 to over 20 percent in 2006.

Year Built

- The median year for home structures built in Waukesha County is 1975.
- The median year ranges from 1954 in the Village of Oconomowoc Lake to 1990 in the Town of Brookfield.
- As the map above clearly shows, Waukesha County is a suburban county that predominately developed after 1950. Milwaukee County has a large concentration of homes built before 1950 that tend to be more affordable starter homes.

Housing Affordability and Housing Cost Recommendations

- Households should not have to pay more than 30 percent of their adjusted gross income in order to secure decent, safe, and sanitary housing, including, in addition to the contract rent payment or the payment of the principal, interest, and taxes, the necessary insurance, utility, and other attendant costs.
- Chapter VI (Economic Development) of this Plan, discusses the use of Tax Incremental Financing. Municipalities should consider using Tax Incremental Financing for the redevelopment of properties to higher density residential uses to meet affordable housing needs.
- Communities within the County should consider and explore the creation of incentives for the development of affordable housing units. Options to consider include density bonuses and waiver of fees.
- The County should work with municipalities to study the feasibility of an affordable housing trust fund to assist in meeting the projected employment housing needs.
- Encourage mixed income housing development to avoid concentrating affordable units in a limited number of areas
- Encourage the adoption and use of “flexible zoning district” regulations such as Traditional Neighborhood Development, Transit-Oriented Development, and Planned Unit Development regulations.
- Develop or encourage the development of rent-to-own programs through public-private partnerships and entrepreneurship to give low-to moderate-income families a chance at homeownership.¹

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¹ An example of a rent-to-own development is Metcalf Park in the City of Milwaukee. A private developer, in partnership with the Milwaukee Urban League and using affordable housing tax credits, is developing 30 homes that will be leased to families that qualify for below-market rents of \$675 and \$825 per month. In 15 years, the homes will be available for purchase at discounted prices.