

Item 24-0054 Annual Updates to the Housing Affordability Report and the Housing Fee Report

Community & Economic Development Committee

Wed, Jan 24, 2024 6:30PM

Alderson Denise Fenton (District 6) 14:48

All right. We have no other action items, but we do have one information item which is 24-0054 the annual updates to the housing affordability report and housing fee report. And I believe Jessica Titel is prepared the memo and is going to talk to us a little bit about this.

Principal Planner Jessica Titel 15:07

Yeah, I'll just provide a little brief overview about the reports and why they're here and kind of the results of the reports for this year. So, these reports, the housing affordability report and the fee report are required by state statutes and they're required to be updated on an annual basis. They've been required since 2018. We have all of them listed on our website. The data that you'll see in the reports is from 2002. That's how the reports—how they require us to provide the data, it's kind of like a year behind.

Alderson Denise Fenton (District 6) 15:39

Do you mean '22?

Principal Planner Jessica Titel 15:40

What did I say?

Alderson Vaya Jones (District 10) 15:41

2002.

Principal Planner Jessica Titel 15:42

Nope, it's not from 2002. It is from 2022. Sorry about that. Yes, right. So, the housing affordability report details the number of units that were created via CSM plats and condo plats, the number of new units that have been approved by the city, and also the number of building permits approved for residential development. It also includes a map and a table of all the vacant land in the city, residential and non-residential, including tallies of the total amounts in each of those categories.

Principal Planner Jessica Titel 16:21

One notable difference that you'll see in this year's report, if you're perusing through the detail data row by row, you'll see that there is an increase in the M1 manufacturing district. South Point Commerce Park was added into the report this year, even though it's industrial land, and, you know, it should be noted that there's not a potential for residential development. That—since that still is vacant land, we did add that to the report. So that's one difference you would see in the numbers if you are comparing the two.

Principal Planner Jessica Titel 16:52

The other report that was attached is the fee report, and this fee report summarizes all the fees collected related to residential construction for new and remodeled units. It also provides a per unit cost construction based on the fees that were collected in that calendar year. And it includes a copy of the city's fee schedules that are related from various departments, various divisions for residential housing development.

Principal Planner Jessica Titel 17:23

Some of the highlights from the reports this year from 2022. There's a chart in the staff memo and it shows that 2022 was similar in the number of units approved as previous years. So, we're kind of in line with what we have been doing. The fees are lower than 2021, but that seems like more of an anomaly. Those fees were much higher in that year. But the fees for 2022 seem more in line with what we have been collecting in the past year since it's been reported in 2018. So that is what I—the conclusion of what I have to say about these reports. And if you have any questions, I'm happy to answer.

Alderson Denise Fenton (District 6) 18:05

Any questions? I just have one. And if you do not have this off the top of your head, because I honestly don't remember it from reading the report. Where are we in the number of new units that, you know, we will need to—and I know—

Principal Planner Jessica Titel 18:22

I think the number from the reports that we've seen from, like the county reports and regional reports, are about 300 units per year is what—is kind of the goal to meet the projected housing demand by 2030. So, we had 199 units approved this year. So, we're not quite there to the 300 units that are projected to be needed, but it seems that we are trending up aside from 2021 which I believe, my guess is perhaps the multifamily that maybe came out of that in the subdivisions. So, we're not there but at least we're not trending in a lower direction.

Alderson Denise Fenton (District 6) 19:07

And I would hope in my in—just apocryphally, I would think that 2023 is going to see an increase just based on what's—you know what I see with my eyes, but I don't want to predict anything and I'm not going to ask you to either.

Principal Planner Jessica Titel 19:28

Yeah, there's so many outside factors like interest rates, construction cause, labor shortage. So, we do what we can on our end, and the market is sometimes working against us.

Alderson Denise Fenton (District 6) 19:42

All right. Nobody has any questions? Well, again, thank you. This is—oh Alder Wolff.

Alderson Nate Wolff (District 12) 19:49

I raised my hand late. Sorry. Thank you chair. So, I wanted to ask about parking lot sizes. So, we—in this report, there is a suggesting that it might make housing more affordable in the city.

Principal Planner Jessica Titel 20:04

For what? Parking...?

Alderson Nate Wolff (District 12) 20:06

Like, parking lot sizes.

Principal Planner Jessica Titel 20:07

Okay, yup.

Alderson Nate Wolff (District 12) 20:08

If we reduced the amount of size to—is that speaking for maybe apartment complexes or and residential? Or is that, you know, specifically like...? Yeah, page 12.

Principal Planner Jessica Titel 20:24

Is that in the fee report, or the affordability report?

Aldersperson Nate Wolff (District 12) 20:27

It's like page 11 and 12. So that would be—oh, that would be—

Aldersperson Denise Fenton (District 6) 20:31

The affordability.

Aldersperson Nate Wolff (District 12) 20:32

The affordability. Yeah, sorry.

Principal Planner Jessica Titel 20:35

My computer kicked me out of that.

Aldersperson Denise Fenton (District 6) 20:37

Probably last paragraph on page 11.

Deputy Director David Kress (Community and Economic Development) 21:00

I can take a swing.

Principal Planner Jessica Titel 21:01

I'm sorry I can't get mine to open up.

Deputy Director David Kress (Community and Economic Development) 21:04

So that particular section of the affordability report is in response to one of the provisions in state statute that speaks to the report including some narrative on how, as a community, we could perhaps reduce time and costs related to construction of housing or housing related projects. And so there are a variety of things in here that are referenced, including, you know, reduction of pavement related to parking, potential reduction in infrastructure costs in some way if we were to reduce standards. But there's always tradeoffs in in doing that, right?

Deputy Director David Kress (Community and Economic Development) 21:45

So, I think this particular section is one of those things where we're recognizing that we need to include it. We're calling attention to some considerations. Earlier in the report, we actually identify tangible tasks that have been accomplished during that particular year that we feel have helped to improve or streamline the process and likely reduce the time or cost of a development. But admittedly, the language in here that's pertaining to infrastructure, stormwater, and parking is really a carryover from the very first report that was developed in 2018, which is done in concert with 11 different surrounding communities. So, some of this language I would characterize as being a little bit more broad brush, as opposed to Appleton-specific. So, point well taken. That may be an area we can revisit as we prepare the next report and get a little bit more granular or just evaluate whether or not that language still makes sense to include in there.

Aldersperson Nate Wolff (District 12) 22:48

Thank you.

Alderson Denise Fenton (District 6) 22:49

And just a reminder to everybody that the mayor's Housing Task Force is bringing various stakeholders together to look at the process to see how both the city and—can work—can encourage more development of housing at all levels. So, okay.

Alderson Nate Wolff (District 12) 23:08

Yeah, in general, I think we're doing a fantastic job of addressing the demand that is very high. So, I think we're doing a really good job of that. And I thank staff and my colleagues for focusing on this issue.

Alderson Denise Fenton (District 6) 23:24

And again, thank you so much to the team for all the work that goes into putting this together, and 56 pages of quite a read. So, we appreciate it.