



**Next Generation
Housing Initiative
Open House
Village of Jackson**

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Welcome



Jen Keller, Village of Jackson

Brian Kober, Village of Jackson

Deb Sielski, Washington County

Hannah Keckeisen, Washington County

Consultant Team



Housing Situation

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Key Housing Issues



- Costs of construction, labor, and materials continue to rise
- Rising home values
- Rising rents, faster rate than median income
- Many family-sustaining jobs in Washington County do not enable a family to save for a down payment for a home and build equity through homeownership
- Many new multi-family units not affordable to young families
- Difficulty in constructing new homes under \$300K

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Estimated Affordable Home Prices



2022 Interest Rate: 7.125%

Median Household Income: \$80,839

Estimated Affordable House Cost:

\$211,000-\$220,000

Affordability



Assumes 30-year mortgage, 7.125% interest rate, and \$20,000 down payment.

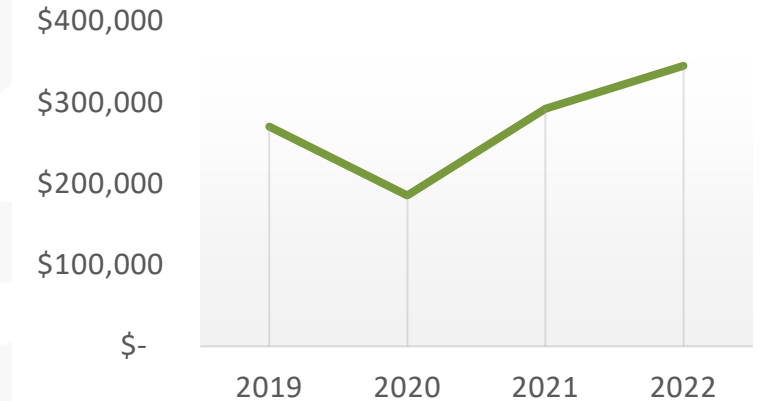
Sources: Lower estimate per UW Credit Union Mortgage Qualifier Calculator. Higher estimate employs 28/36 rule assuming no more than 36% of gross monthly income on debt, including \$1,925 for housing (including PITI) and \$500 on other debts monthly

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Median Sale Prices in Jackson



- October 2019: \$270,200
- October 2020: \$185,450
- October 2021: \$292,545
- **September 2022: \$345,000**
- New homes are becoming out of reach for households earning median income.



Effects in Washington County



- When housing costs are growing faster than incomes, fewer families can afford a home.
- Families respond to housing shortage and increasing housing prices by:
 - Renting
 - Purchasing a less expensive home further away from work
 - Stretching to purchase a home with more mortgage debt

Effects in Washington County



“We couldn’t find a home in our price range in Slinger, where we wanted to live.”

-- Teacher and police officer (dual income) working in the Village of Slinger

“I would love to move to Hartford, but I can’t afford the cost of homes compared to Watertown”

-- Hartford employee

What affects the cost of housing?



- Land
- Labor
- Building materials
- Infrastructure
- Construction methods
- Densities and housing types
- Size of house
- Housing formats & layouts
- Interest rates and financing
- Supply and demand:
 - Housing production nationwide decreased by half in 2010-2020 versus the previous decade.
 - In Washington County, 1,010 lots were platted in 2005 versus 162 lots in 2021.

Residential Development Trends in Washington County



1940 – Parkview Subdivision



2004 – Summer Wind Subdivision

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Washington County Next Generation Housing Initiative

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Washington County – Next Generation Housing Initiative



The Next Generation Housing Initiative is working towards creating **smaller attainable mainstream homes on smaller lots** so the next generation can afford to live, work and stay here as they start their families.

Creating attainable housing will give our children and grandchildren the same opportunities that previous generations had to **purchase a home**.

It will allow us to **retain our homegrown talent** and make it easier to welcome new residents to Washington County.

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Washington County – Next Generation Housing Initiative



- By 2032, provide **1,000 new owner-occupied housing units** in Next Generation Housing developments
- **75% of homes priced under \$300,000 and 25% under \$400,000** (house & site)
- **Help people build equity through homeownership**
- Overcoming barriers to homeownership
- Satisfy the basic need of obtaining quality homes that are in tune with incomes (housing costs at or below 30% of household income)
- County

What is Next Generation Housing?



- Smaller house sizes
- Smaller lot sizes
- Narrower lot widths
- Varied housing formats & layouts –
 - Single family homes, duplexes, townhomes, condos, etc.
 - All owner-occupied



What is Next Generation Housing?



- Desirable neighborhoods that foster high quality of life
- Interconnected with surrounding neighborhoods
- Walkable, pedestrian-oriented, include sidewalks and trails
- High-quality construction that stands the test of time
- Reducing size of housing and other costs without sacrificing quality
- 2 to 3 bedrooms, 1.5 to 2 bathrooms, 2-car garages, and basements

NGH Pilot Sites



City of Hartford



Village of Jackson



Village of Slinger





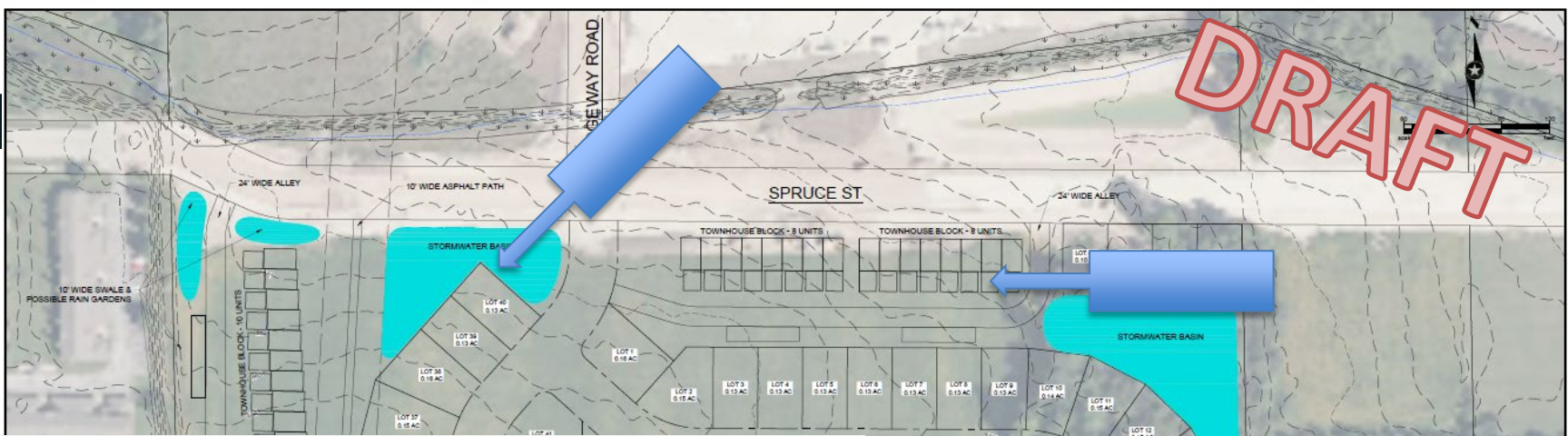
Village of Jackson Pilot Project

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Background



- 20-acre parcel
- Owned by Village
- Tax Incremental Finance (TIF) District
- Newly constructed Municipal Building and Spruce Street
- Potential connections to neighborhood to south
- NGH is providing up to \$2.4M to Village of Jackson to offset high costs of development, and Village is platting the neighborhood to ensure smaller, more attainably-priced homes

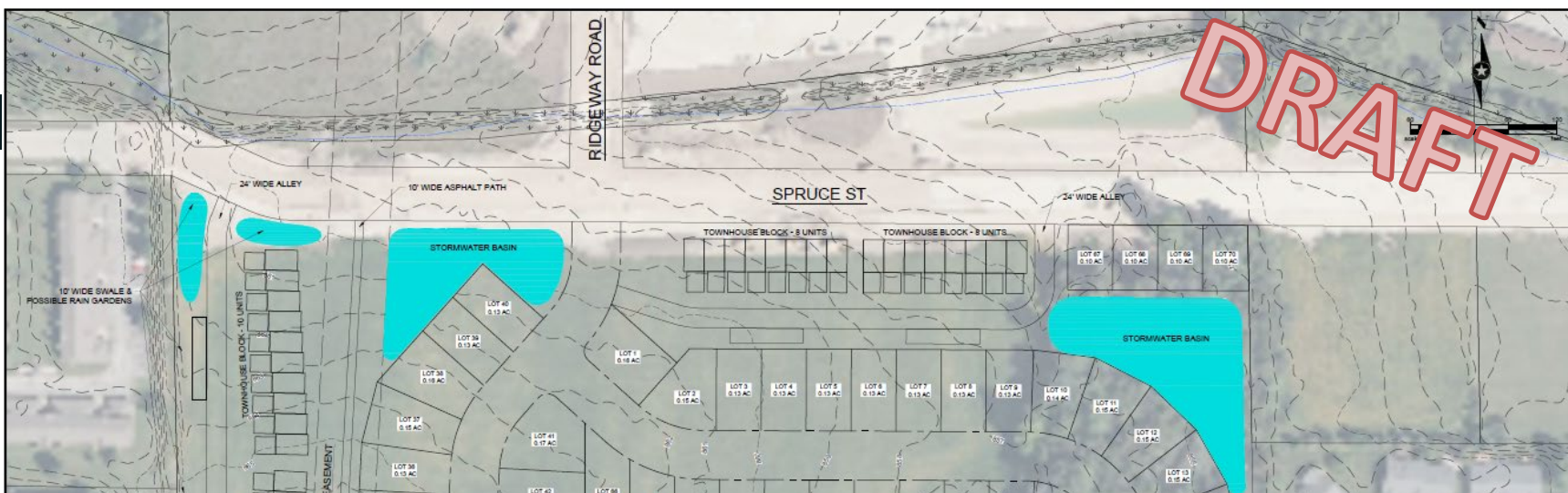


Waiting on latest concept from SEH. This slide will be an annotated markup of the concept, highlighting features such as:

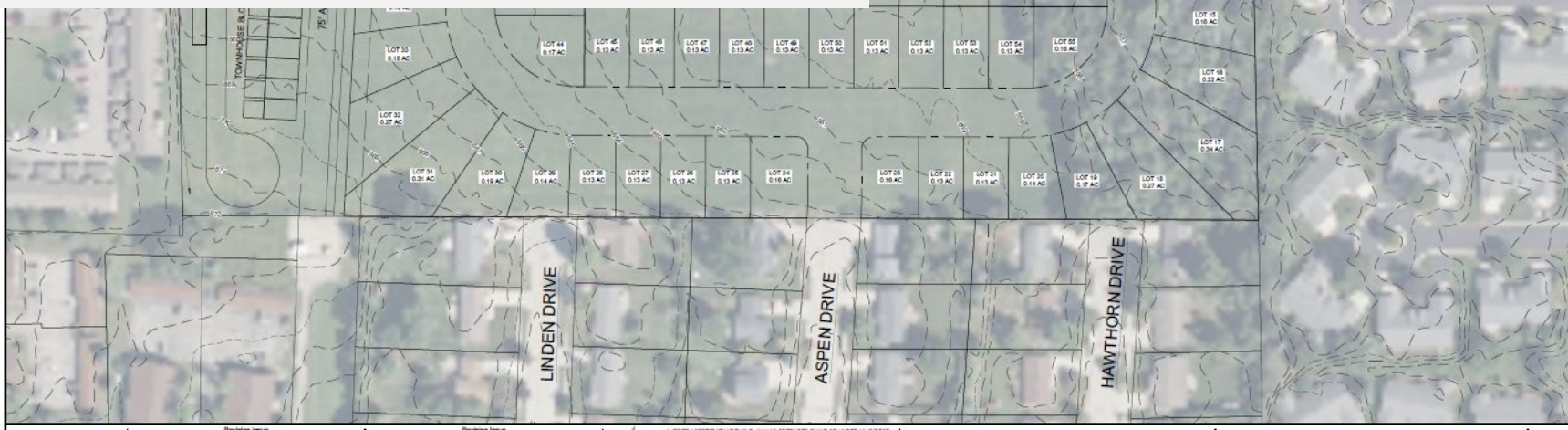
- Narrower lot width
- Alley loaded, privately owned
- Connectivity
- Stormwater management
- Range of house formats
- 2-3-bedroom houses
- 2-car garages for all units



DRAFT



Clean concept – no annotations



Single Family



Alley-Loaded Formats





Duplexes



Townhomes



Estimated Housing Unit Count



- ~ 35 single family
 - ~ 20 duplex (front-loaded)
 - ~ 16 duplex (alley-loaded)
 - ~ 40 townhomes
- ~111 total housing units

Next Steps



- Mid-November: Finalize Neighborhood Concept
- Fall/Winter: Prepare Plat & Zoning Approvals
- Spring 2023: Begin Infrastructure (roads, utilities, etc.) and Open Bids for Builders
- Spring/Summer 2023: Public Open House
- **Fall 2023:** Begin Home Construction