



Wisconsin Counties Association
ANNUAL CONFERENCE
& Exhibit Hall **2022**

1:00 - 2:00 PM

Housing and Homelessness

Improving Housing instability in Winnebago County

**How we are using the Neighborhood
Investment Fund Grant**

What is Homelessness?

- Not what we traditionally think
- “Couch surfing”
- Unsheltered
- Domestic Violence
- Substance Use Disorder
- Poverty
- Bi-partisan!!!
 - *Both Governors Walker and Evers have attempted to tackle the issue*

The WinnebagoLand Housing Coalition

ADVOCAP

Bella Medical Clinic

Center for Veterans Issues

Christine Ann Domestic Abuse

City of Oshkosh

COTS

Day By Day Warming Shelter

Fair Housing Wisconsin

Father Carr's

Feeding America

Forward Services

Habitat for Humanity of Oshkosh

Legal Action of Wisconsin

Omro School District

*Oshkosh Area Community
Foundation*

Oshkosh Area School District

Oshkosh Area United Way

Oshkosh Kids Foundation

Oshkosh Public Library

*Oshkosh/Winnebago Housing
Authority*

Salvation Army

Solution Recovery

U.S. Veteran's Affairs

Winnebago Apartment Association

Winnebago Conflict Resolution

Center

Winnebago County DHS

Winnebago County PH

Winnebago County CVSO

UW - Extension

World Relief

WinnebagoLand Housing Coalition

- July 2021 Homelessness Continuum Report Recommendations
 - (1) New programs shared with WHC during “ideas” stage
 - (2) Day by Day Warming Shelter develops a permanent shelter
 - (3) Oshkosh Kids Foundation moves forward with housing village
 - (4) WHC and stakeholders develop an online Homeless Continuum Decision Tree
 - (5) ADVOCAP lead a task force on the issue of youth homelessness
 - (6) A public relations officer for WHC information sharing
 - (7) Annual planning meeting of the WHC

Housing Needs in Winnebago County

- ALICE = 23% of County Residents
- Limited availability for all types of housing
- Increased need for homeless services
- Housing costs rising faster than income and earnings



Grant Partners

Partnerships:

Day By Day Warming Shelter

Partnerships:

Oshkosh Kids Foundation

Partnerships:

Solutions Recovery

Partnerships:

Covey

Partnerships:

Habitat for Humanity of Oshkosh

Partnerships:

Winnebago County HELP



WASHINGTON
COUNTY
EST 1836
WISCONSIN

Washington County Next Generation Housing Initiative

NGH Vision and Goals



Vision:

- Navigating housing opportunities, providing attainable quality housing options and building a diverse housing population.

Goals:

- Providing 1,000 new owner-occupied housing units in Next Generation Housing Developments with 75% under \$300,000 and 25% under \$400,000, including home and lot/site, by 2032.
- Overcoming barriers to homeownership for our next generation.
- Satisfy the basic need of obtaining quality homes within 30% of household income.

Next Generation Housing



- *When housing costs are growing faster than incomes, fewer families can afford a home.*
- Families respond to increasing housing prices and housing shortage:
 - Renting
 - Purchasing a less expensive home further away from work
 - Stretching to purchase a home with more mortgage debt
- **Teacher & police officer (dual income) working in the Village of Slinger** - “We couldn’t find a home in our price range in Slinger where we wanted to live”
- **Hartford employee** - “I would love to move to Hartford, but I can’t afford the cost of homes compared to Watertown”
- **In 2005:** 1,010 lots were platted in Washington County
- **In 2021:** 162 lots were platted in Washington County



Coalition Working Together



Working together to:

- Identify and implement solutions that change housing barriers into opportunities
- Satisfying the basic need of obtaining quality homes within 30% of household income
- Creating community-driven neighborhoods
- 1,000 new owner-occupied housing units in the next 10 years (75% under \$300,000 and 25% under \$400,000)
- Quality smaller homes on smaller lots
- Creating a model that can be replicated in the region/state



Next Generation Housing Committee

Ad Hoc Workgroup



- **Brainstorm solutions** to housing barriers and develop tools for implementation.
- Brings professionals together who are directly involved in the housing market and development process.
 - Lenders
 - Educators
 - Builders
 - Developers
 - Planners
 - Businesses
 - Civic/non-profits
 - Realtors



NGH Pilot Sites



City of Hartford



Village of Jackson



Village of Slinger



- \$20,000/owner-occupied housing unit capped at \$2.4 million per pilot project (1st come/1st serve)
- Eligible uses of funds:
 - Engineering services, Planning services, Surveying, Environmental due diligence, Land acquisition, Infrastructure development (roads, sewer, water, sidewalks, grading, etc.), Direct developer incentives

Non-Pilot Projects



- City of West Bend, Villages of Germantown, Kewaskum, and Newburg
- \$62,500 in Start-up Funds for preparing their target sites and working towards NGH readiness.
- Additional Start-up Funds for Coalition Partners with a cap at \$125,000 for any development (1st come/1st serve)
- Eligible uses of funds:
 - Engineering services
 - Planning services
 - Surveying
 - Environmental due diligence
 - Land acquisition
 - Infrastructure development
(roads, sewer, water, sidewalks, grading, etc.)
 - Direct developer incentives



Next Generation Forgivable Home Loan Program



- \$2.5 million in American Rescue Plan Act funds
- Can be utilized to purchase an owner-occupied home for down payment
- No more than 10% of home purchase or \$25,000, whichever is less
- Twenty-year loan amounts – no interest or payments for the first seven years of the loan



- Forgiveness provided through “sweat equity” (volunteer time) or “financial equity” (financial donation)

Aims to build community and community networks – ***Social Capital***

Measures of Success



- Number of total value of NGH owner-occupied units constructed and sold under \$300,000 and under \$400,000
- Number of acres of NGH Developments throughout the County
- Amount of new property tax revenue realized by NGH Developments
- Number and amount of Next Generation Forgivable Home Loan Program Loans
- Creation of a Model Request for Proposals for Coalition Partners to use as a baseline for contracting out infrastructure work for the NGH Developments
- Creation of a Model Ordinance for NGH Developments
- Number of Comprehensive Plans updated by cities and villages integrating NGH language

