

# Overview of 2019 AECOM Door County Housing Study

Presentation to the Door County Board of Supervisors

February 26, 2019

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# Background: Housing Efforts in Door County

## PAST AND ON-GOING WORK

- ▶ Door County Economic Development Corporation Attainable Housing Committee (est. ~2000)
- ▶ 2-3 housing summits
- ▶ Several studies, rental housing inventories
- ▶ CDBG funds
- ▶ Habitat for Humanity, Lakeshore CAP, DC Housing Authority, USDA, WHEDA
- ▶ County, city, villages
- ▶ Developers, Door County Board of REALTORS
- ▶ Employers
- ▶ Educational efforts

## NEW EFFORTS

- ▶ AECOM Study (completed 2019)
- ▶ DCEDC Symposium (February 2019)
- ▶ County, city, villages, towns
- ▶ NeighborWorks Green Bay
- ▶ Reinvigorated nonprofit housing trust (Door County Housing Partnership)
- ▶ Interfaith Prosperity Collaboration

# Background: Definitions

- ▶ Affordable housing, individual level: Housing, including utilities, etc., which costs no more than 28-30% of your gross household income.
- ▶ Affordable housing, community level: Housing which people of median income or below can rent or purchase for no more than 28-30% of gross household income, exclusive of other debt.
- ▶ Median household income: The income of the household in the middle of an ordered list of households in the community; those above earn more, those below earn less. (Median household income in Door County, 2016: ~\$54,000.)
- ▶ Workforce housing (sometimes called “attainable” housing): Housing affordable to those earning 60-120% of median household income (sometimes also called Area Median Income, or AMI).

# Background: United Way “ALICE” Workforce Information

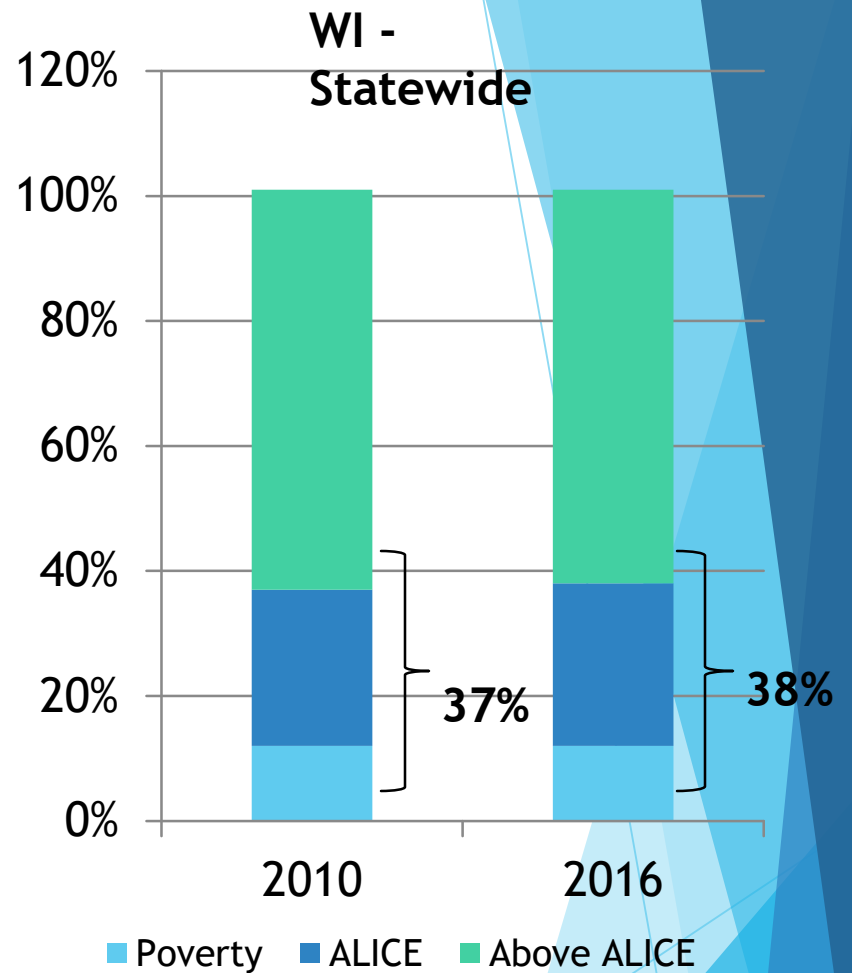
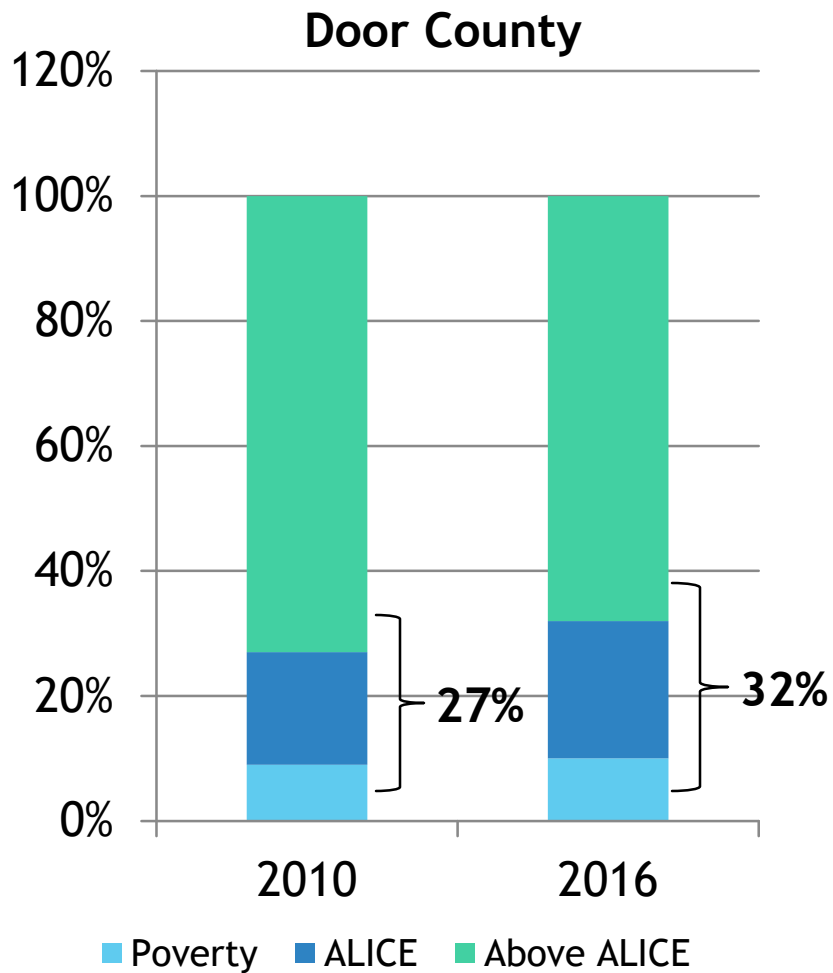


United Way  
of Door County

## MEET ALICE

Asset Limited, Income Constrained, Employed





2016 Door County ALICE budgets (household = 2 adults, 2 school-aged children):

“Survival” budget: \$47,400

“Stability” budget: \$89,736

# Door County Housing Study 2019

- ▶ Door County Economic Development Corporation (DCEDC) Attainable Housing Committee discussions re: problem scope: Summer 2017
- ▶ DCEDC sought financial support for study: Fall 2017
- ▶ RFP process: Fall 2017
- ▶ DCEDC contract with AECOM: Early 2018
- ▶ Study start: Spring 2018
- ▶ Consultant visit to county: May 2018
- ▶ Further research, drafts reviewed: July 2018-January 2019
- ▶ Final draft ready for public distribution: February 5, 2019

# Door County Housing Study Sponsors

Cadence, Inc.

Door County Brewing Co. Music Hall & Taproom

Door County Coffee

Door County Visitor Bureau

NEW Industries

Nicolet Bank

Renard's Cheese

Rosewood Dairy

Therma-Tron-X

County of Door

City of Sturgeon Bay

Village of Egg Harbor

Village of Sister Bay

Town of Gibraltar

Town of Jacksonport

# Study Parameters:

**QUANTIFY THE PROBLEM. RECOMMEND STRATEGIES.**

Analysis by geographic area:

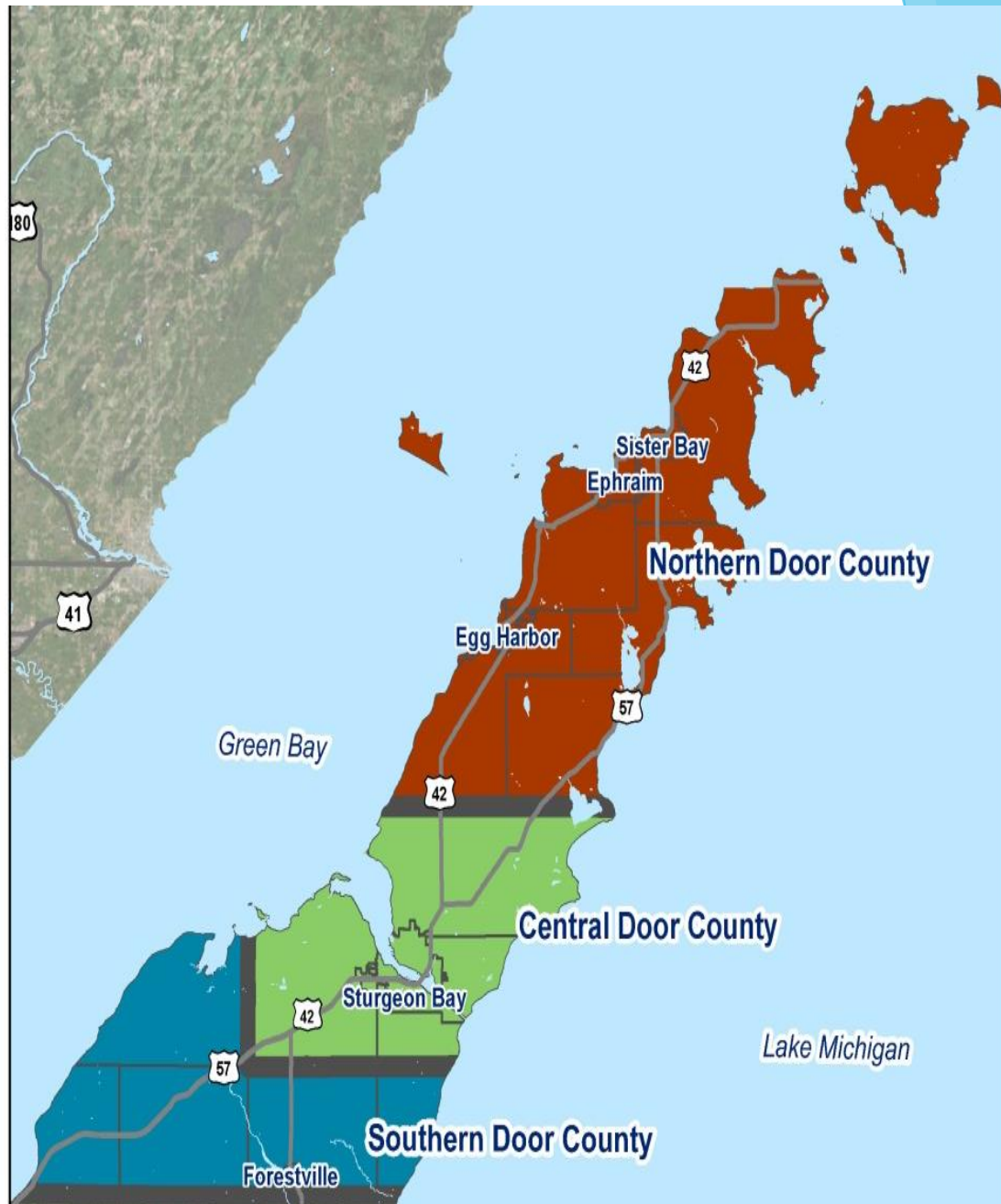
- ▶ Northern Door (everything north of Sevastopol)
- ▶ Central Door (City of Sturgeon Bay, Towns of Sturgeon Bay, Sevastopol, and Nasewaupee)
- ▶ Southern Door (Clay Banks, Forestville Town, Forestville Village, Union, Gardner)

Analysis within each area on three topics:

- ▶ Year-round workforce housing (60-120% of AMI, or \$32,400-\$64,800 for Door County in 2016)
- ▶ Year-round senior housing (living independently)
- ▶ Seasonal housing (beds)



# Study Areas



# Multi-faceted problem

- ▶ Long-standing shortage of rental units
- ▶ Long-standing shortage of housing for seasonal workers
- ▶ Quality of rental and/or seasonal worker housing
- ▶ Second home market drives up housing and land costs
- ▶ Increased tourism (conversion of homes/units to transient housing)
- ▶ Building code requirements
- ▶ Zoning ordinance requirements
- ▶ Lack of land designated for multi-family or denser housing types
- ▶ Lack of public infrastructure (sewer and water)
- ▶ Housing construction costs are higher (here in particular, 2018 and beyond generally)
- ▶ More profitable to develop high-end housing
- ▶ Shortage of construction industry workers
- ▶ Other, related issues: transportation and day care costs

Workforce Rental Apartments  
“Needed” But Not Constructed,  
2010-2017:

Northern Door: 140

Central Door: 330

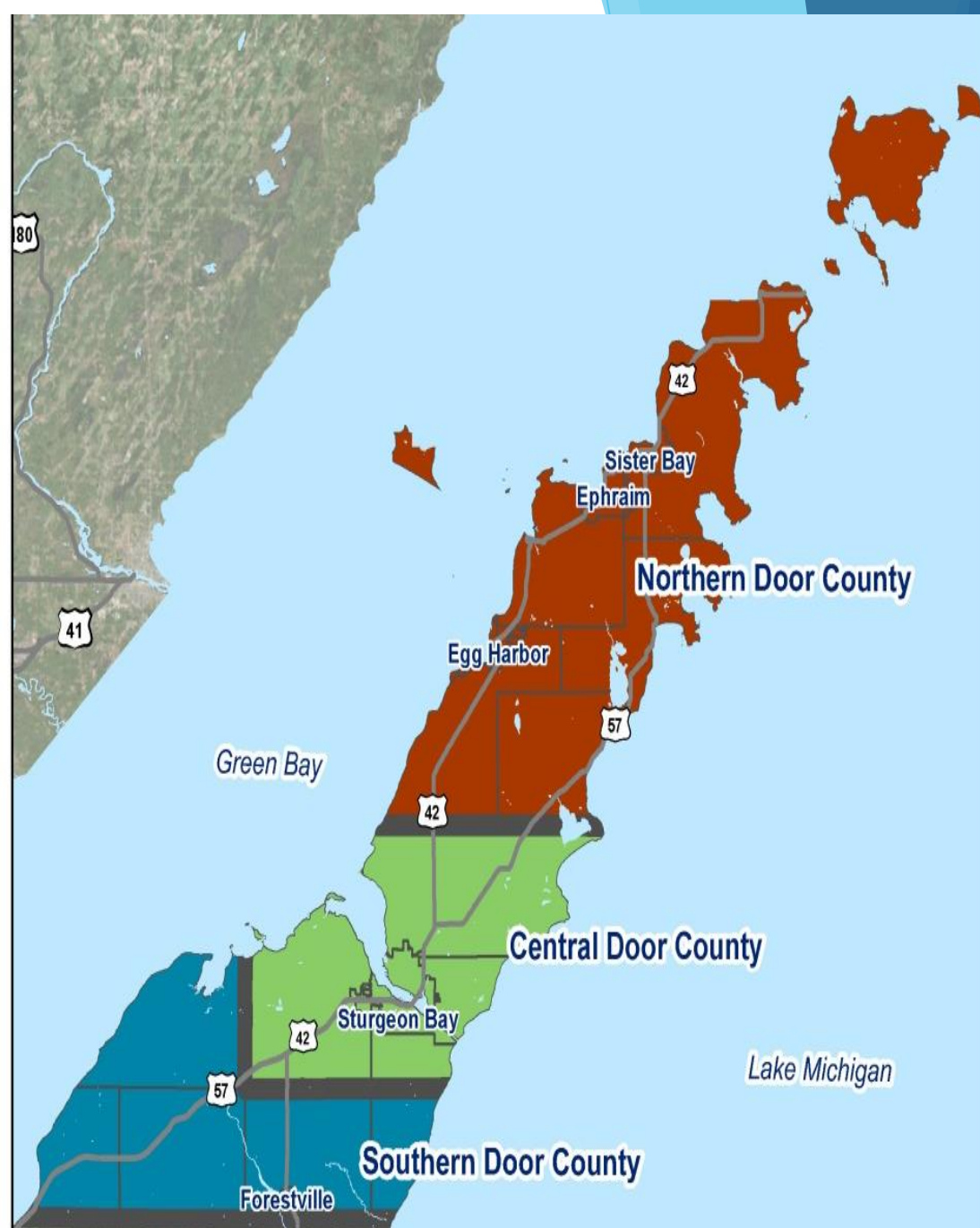
Workforce Rental Apartments  
Needed, 2018-2023:

Northern Door: 65

Central Door: 45

*Rents need to be generally  
between \$500-\$1,000/month,  
with more than half in the  
\$500-\$799 range.*

*Southern Door was found to  
not be lacking in apartments  
now, nor projected to be in the  
next five years.*



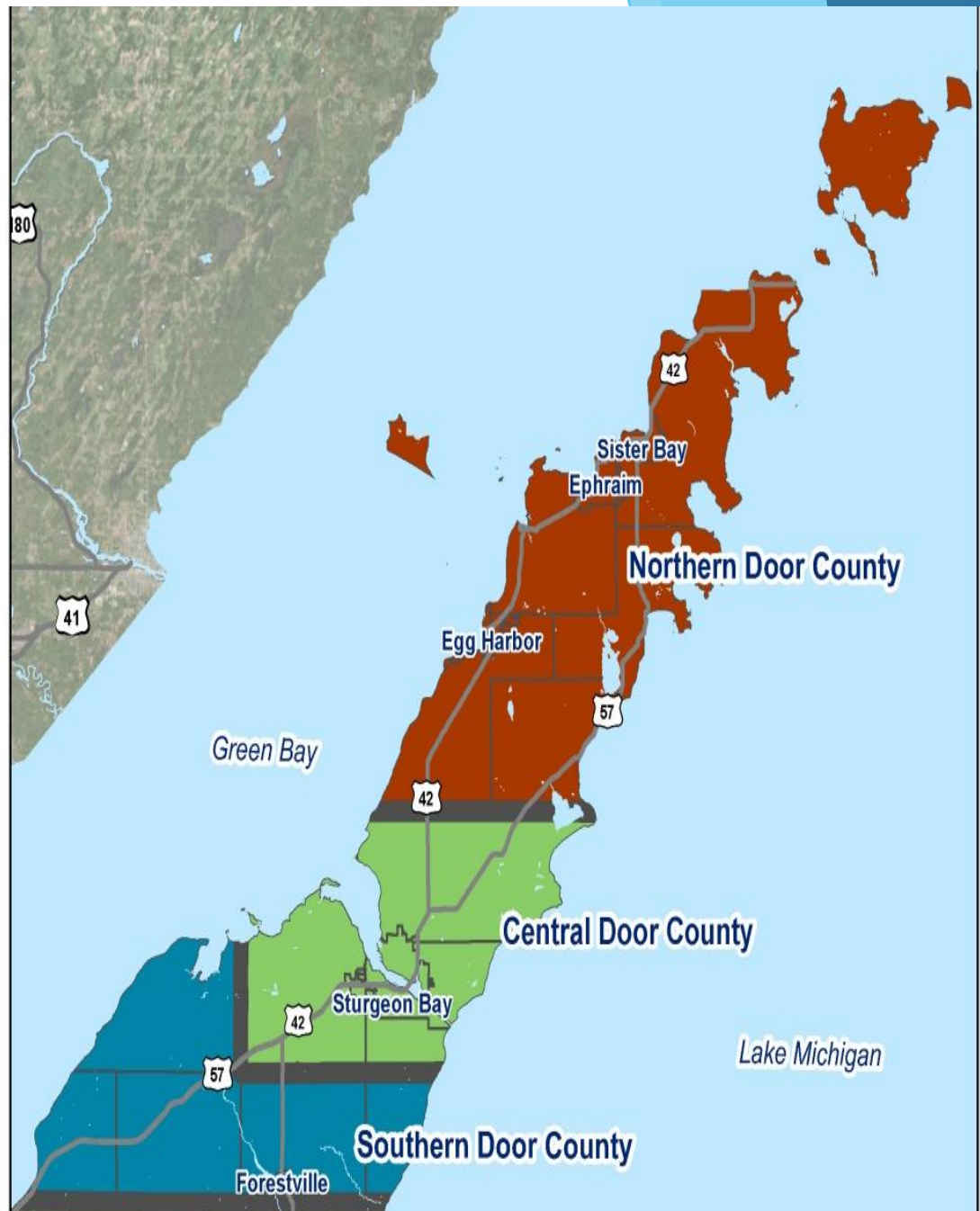
## Workforce Owner-Occupied Homes Needed, 2018-2023:

Northern Door: 40

Central Door: 30

*All but five homes in each area need to be priced between \$60,000-\$124,900.*

*Southern Door was determined to not be lacking in affordable owner-occupied homes for workforce households now, nor to need any beyond what would be expected to be available in the next five years.*





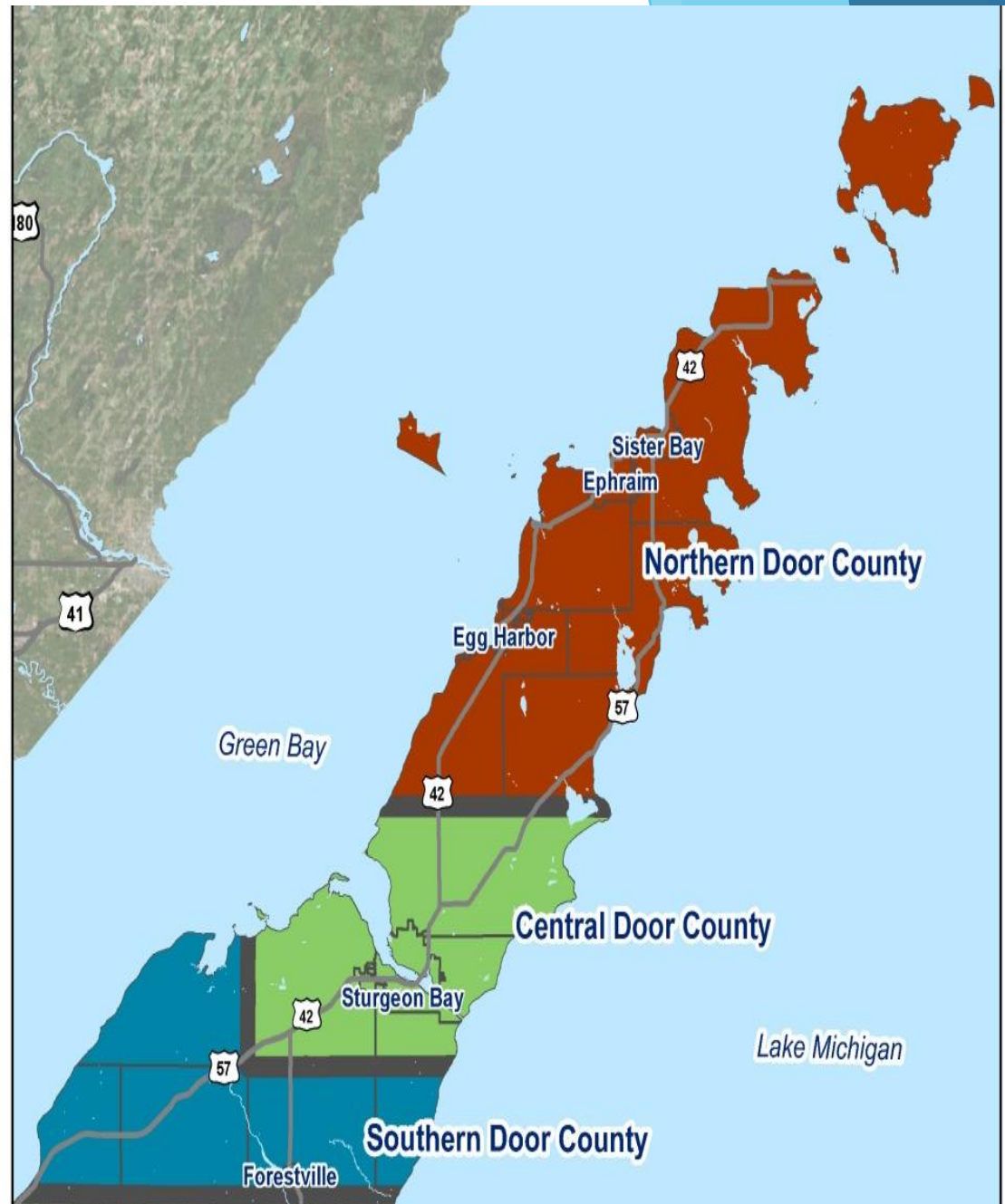
# Senior Housing Needed, 2018-2023

## Rental Apartments

Northern Door: 60  
Central Door: 135  
Southern Door: 5

## Owner-Occupied Homes

Northern Door: 295  
Central Door: 275  
Southern Door: 5



# Seasonal Housing Needed (Beds)

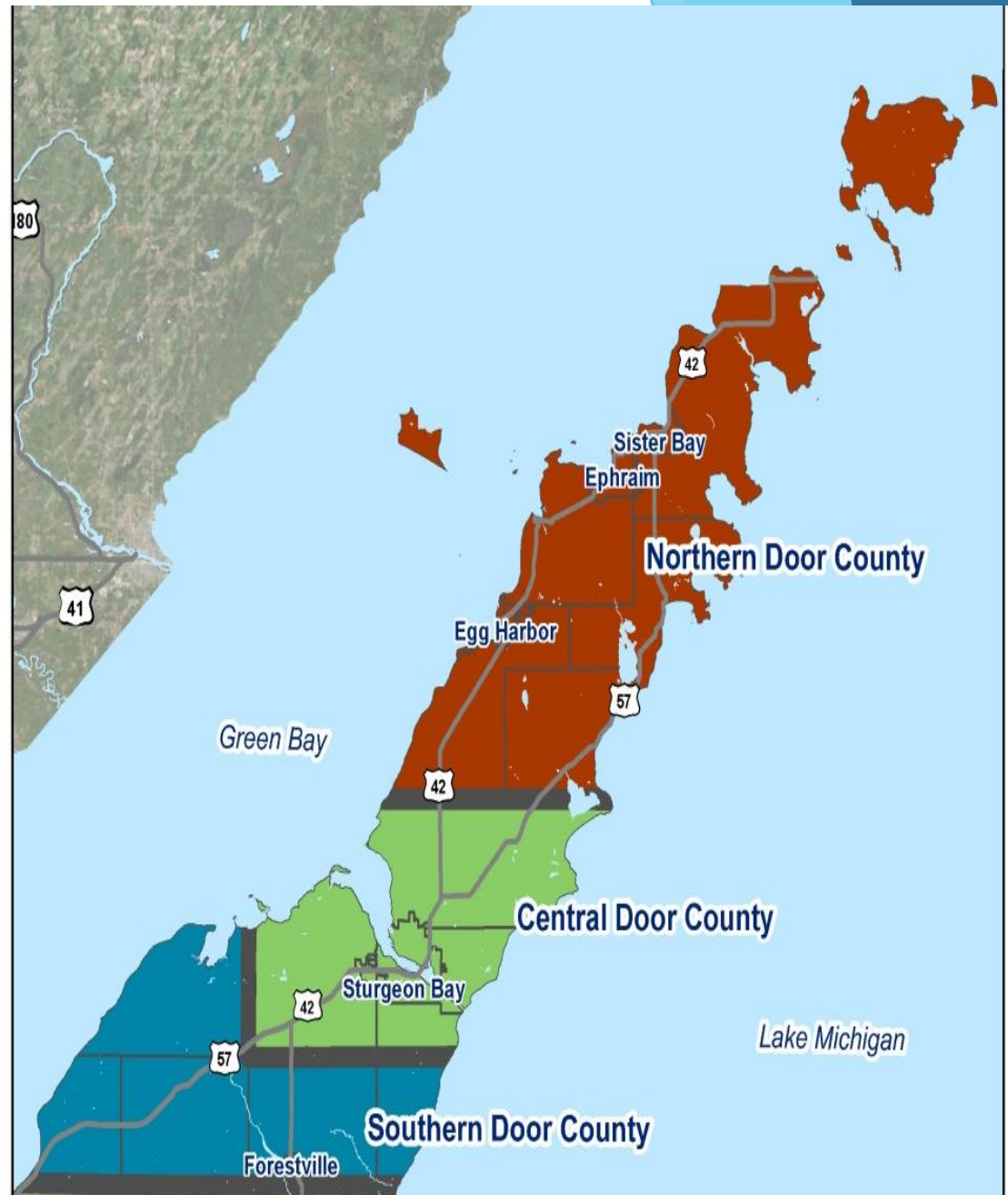
## Shortage, 2010-2017

Northern Door: 200  
Central Door: 205  
Southern Door: 50

## Projected Need, 2018-2023

Northern Door: 70  
Central Door: 40  
Southern Door: 5

*No analysis was provided regarding recommended rent levels.*



# AECOM's Recommended Strategies

## Funding

- ▶ Allocation of municipal TIF proceeds supporting affordable housing
- ▶ Establishment of special real estate transfer taxes and impact fees
- ▶ Establishment of special sales tax and hotel rates or Premier Resort Area Taxes
- ▶ Access federal and state tax credit, grant, and loan programs
- ▶ Generated income from rental properties or property sales

## Administration: Public, Private, and Public-Private Partnerships

- ▶ Door County Economic Development Corporation
- ▶ Municipal staff
- ▶ DC Housing Authority
- ▶ Local units of government
- ▶ Door County Tourism Zone Commission
- ▶ NeighborWorks Green Bay
- ▶ Housing trust or similar organization

# AECOM's Recommended Strategies, *continued*

## Specific actions

- ▶ Amend zoning codes to allow higher/more flexible densities, taller buildings, less public hearings
- ▶ Work with local governments to identify properties that can be proactively rezoned and/or (re)developed for housing, esp. on or near public sewer & water
- ▶ Evaluate potential expansion of public sewer and water facilities
- ▶ Consider dorm(s) like constructed in Dells area for seasonal beds
- ▶ Encourage employer-assisted programs
- ▶ Enhance trades curriculum at NWTC
- ▶ Expand county GIS layers to include housing layer: unit count, occupancy type, unit condition and features, etc.
- ▶ 100% count of seasonal beds; ID properties to be used for more
- ▶ Annual outreach to owners of 9,990 seasonally occupied units
- ▶ On-line clearinghouse listing available 12-month rental properties



# Next Steps

- ▶ DCEDC Attainable Housing Committee meeting to establish action plan/priorities based on study results and symposium input: Early March 2019
- ▶ Peninsula Pulse annual Sustainability issue 2019 will be devoted entirely to the topic of housing: April 2019
- ▶ DCEDC presentations of study results and action plan in Northern, Central, and Southern Door: Spring 2019
- ▶ On-going discussions between DCEDC, county staff, local nonprofits, local municipalities, state and federal agencies

# Questions?

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