

Envision 2050

Housing
Chapter Overview

Sustainable • Collaborative • Equitable • Forward Thinking • Respect



Purpose and Policies




Purpose: To provide direction to ensure an adequate supply of housing is available for existing and forecasted housing demand.

General Policy:

- To encourage local communities to provide an adequate supply of affordable housing for individuals of all income levels, age groups, and levels of ability.
- Housing redevelopment is encouraged where existing infrastructure is available, and redevelopment complements the existing neighborhood aesthetic.
- Public-private partnerships, cost-sharing, integration of low-cost housing, and other policies to promote housing development that is low-impact and democratically approved will be encouraged.


Recommendations

(numbered for reference only)

-  1. Promote innovative housing techniques (PUD, clustering, accessory apartments, straw bale homes, rammed earth, cord wood, 3D- Printed, tiny homes, etc) with adequate controls to safeguard existing communities.
-  2. Consider program assistance to builders promoting alternative construction types that lower building costs or on-going energy usage
-  3. Explore and facilitate new La Crosse County Housing Authority Developments with particular focus on alternative building techniques (see #1)
4. Promote a balance of affordable housing opportunities in all parts of the county including rental units. Consider reinvestment programming that allows residents in affordable neighborhoods to stay in their neighborhoods.
5. Provide assistance to encourage the replacement of aging housing stock, adaptive reuse of existing non-residential buildings, and the use of small-scale, infill sites within existing neighborhoods in order to minimize environmental impacts of sprawling development.



Recommendations

(numbered for reference only)

6. Link existing and future low- and moderate-income communities with existing and emerging employment centers through improved transit connections, improved bicycle facilities, and the creation of safe pedestrian corridors.
7. Support the La Crosse County Housing Authority in working with municipalities and other organizations in achieving short- and long-term goals related to the creation of affordable housing.
-  8. Promote, support and provide assistance to homeownership opportunities in multi-family style developments (condo-units), improving financial equity opportunities for moderate & low-income individuals
9. Consider tax delinquent lands as potential sites for affordable housing development, and potentially offer them at below market rate prices to not-for-profit housing providers to meet that need and return the property to the tax roll.
10. Work with local advocacy agencies to enhance the ability of special needs populations to stay in their homes through appropriate upgrades and retrofits to enable safe habitation, ingress and egress, and maintenance of owner-occupied housing.

Recommendations

(numbered for reference only)

-  11. Encourage municipalities to provide density bonuses or other incentives including reductions in land costs, grant assistance, favorable financing, or fast track approvals to developers of market rate housing who provide some affordable units.
12. Encourage municipalities to enact zoning amendments to protect neighborhood scale and community character where a distinct housing type or traditional pattern of residential development exists, including appropriate height, bulk and setback regulations.
13. Foster the establishment of regulations that enhance protection of historic resources, including design guidelines and viewshed protection requirements. The objective for new development would be to harmonize with the historical built form of these communities and overall community character, rather than requiring a particular architectural style.
14. Encourage municipalities to require the use of Best Management Practices and erosion control and stormwater management plans for residential proposals that could potentially impact nearby waterways or ground water resources.
-  15. Direct new non-farm development to sites that would not adversely affect the operation of working lands. Similarly, new non-farm residential development should be tied to stringent deed restrictions or other recorded mutual agreement.

Recommendations

(numbered for reference only)



16. Discourage the development of major subdivisions (defined as five or more lots) unless served by public water and sanitary sewer service.
17. Encourage integrated mixed-income and mixed-use neighborhood developments that provide an array of home sizes and prices.
18. Continue to pursue housing assistance funding through state and federal programs, such as Community Development Block Grants.
19. Develop educational material illustrating local groundwater concerns effecting local municipalities such as nitrates, PFA's, Heavy Metals, etc.



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