

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: Housing Affordability Report

Date: 12 December 2019

2017 Act 243 requires that by January 1, 2020, cities and villages with a population of 10,000 or more must prepare a report of the municipality's implementation of the housing element of its comprehensive plan and update the report annually, not later than January 31st.

The report shall contain all of the following per section 66.10013 of the state statutes:

- A. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
- B. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
- C. A list and map of undeveloped parcels in the municipality that are zoned for residential development.
- D. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
- E. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 1. Meet existing and forecasted housing demand.
 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

A summary of the report will be presented to the Plan Commission and Village Board at the December 16, 2019 and December 17, 2019 meetings, respectively. **The Plan Commission is asked to accept and place on file.**