



*City of New Richmond  
Comprehensive Planning  
Program  
Housing Element*

# Contents

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## *s. 66.1001(2)(b) Wis Stats.*

### **s. 66.1001(2)(b) Wis Stats.**

The *Housing Element* is a compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local government unit. Specifically the housing element shall assess the age, structural, value, and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain and rehabilitate the local governmental unit's existing housing stock

## Introduction

Residential growth in the City of New Richmond is primarily attributable to the city's location within the Minneapolis-St. Paul Metropolitan Statistical Area (MSA). In fact, the U.S. Census Bureau recognized the influence of economic opportunities and residential migration from the metro area in 1980, when St. Croix County was added to the Minneapolis-St. Paul MSA. Residential migration from the metro area is occurring because people find attractive the more rural lifestyle amenities of New Richmond and western Wisconsin while, at the same time, the Twin Cities metro area and its amenities are a short drive away. This situation presents both challenges and opportunities to the City of New Richmond.

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“Residential growth in the City of New Richmond is primarily attributable to the city's location within the Minneapolis-St. Paul Metropolitan Statistical Area.”

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According to the St. Croix County Development Management Plan, of the projected 11,300 housing units to be constructed by 2020 in St. Croix County, approximately 6,000 will be built in urban areas and about 5,300 in rural areas if current development trends continue. Current trends have the potential to perpetuate land use patterns as follows:

- Continued conversion of agricultural land to residential development
- Continued dispersed development
- Single large lot development and large lot conventional subdivisions.
- Continued loss of open space.
- Intrusion on environmental areas.
- Increasing conflict between agriculture and rural, non-farm residences.
- Unsystematic commercial development.
- Little intervention in the market.
- Increases potential problems with septic systems in areas with a concentration of subdivisions.
- Increases traffic problems associated with sprawl.

## Context

Wisconsin's Smart Growth legislation outlines 14 local, comprehensive planning goals, one of which is to provide an adequate supply of housing for individuals of all income levels throughout each community. Related to this goal, is that of encouraging neighborhood design that supports a range of transportation options. The location of housing directly impacts adjacent land use patterns and individual choices with regard to transportation.

The term housing refers not only to owner-occupied housing, but also rental, cooperative and condominium ownership arrangements. The term also refers not only to single family detached units but also multi-family units, duplexes, townhouses, manufactured homes, and accessory apartments,<sup>1</sup> which offer independent apartment living as an accessory to single-family homes.

Many forces influence the type and distribution of housing units and tenure patterns within a community. A number of relationships must be examined in order to understand the housing framework in New Richmond and plan for and provide the type of housing that will be in demand over the next 20-year period.

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“Many forces influence the type and distribution of housing units and tenure patterns within a community.”

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<sup>1</sup> Housing Wisconsin: A Guide to Preparing the Housing Element of a Local Comprehensive Plan. March 2000. UW-Extension.

## Data and Analysis

An important part of assessing the local housing market is to understand current conditions as well as factors that influence residential patterns. By reviewing existing conditions and the factors that influence these conditions and assessing what things are right with housing along with housing concerns, we can develop a preferred picture of the local housing market in 20 years. Generally, the housing stock should reflect the demographics and economic structure of the city.

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The housing-related data presented as follows is organized around four categories:

- Local Housing Market Overview
- Factors of supply – number and type of housing units, tenure, vacancies, housing values and rental rates, cost, subsidized and special needs housing and condition of housing stock.
- Factors of demand – population, households and income and economic factors.
- Factors of community – location, land use consistency, land use transition, design, density and concentration, regulation and permitting, platting, mix of use, access, parking and driveways, and the provision of public services.



# Local Housing Market Overview

## Local Housing Market Overview

A point-in-time survey was conducted as part of the planning process to understand the nuances within the city's housing market from a realtor perspective. The information gathered indicates a degree of extra inventory in the way of two-bedroom town homes. More recently, town homes that typically sell quickly are on the market for a longer period of time. In addition, demand for homes affordable to the first-time homebuyer is high but the supply is low. Prices are currently hovering in the \$130,000 to \$140,000 range, which is out of reach for a segment of the first-time home buyer population. Also, the rate at which existing homes are being sold has slowed down. However, the new construction market is booming with a number of new subdivisions being built – some with city services and some without. There is a surplus of building lots. Overall, the local real estate industry is seeing a flattening in appreciation rates. In the past, appreciation rates have been approximately seven to 10 percent but, more recently, homeowners are challenged to sell at the price at which they bought. This is most likely attributable to the economy and the fact that rapid appreciation in previous years has caught up to new construction.

### Building Permits

Building permit activity is an indicator of residential demand. The figures below show activity for 2000, 2001 and the period January to October 2002.

Building Permit Data – City of New Richmond				
Year	Housing Type	Number of Permits	Number of Units	Value of Permits
2004	SF detached (Homes)	69	69	12,261,750
	SF attached (Twins)	30	30	4,560,750
	Duplex/Condominiums	3	6	696,000
	Multi-Family	4	14	1,560,000
	Alterations/Additions	196	-	1,509,960
	Garages	8	-	145,500
<b>TOTAL 2003</b>		<b>310</b>	<b>119</b>	<b>\$20,733,960</b>
2003	SF detached (Homes)	77	77	12,851,750
	SF attached (Twins)	50	50	6,400,800
	Duplex/Condominiums	9	18	1,930,000
	Multi-Family	7	71	4,345,000
	Alterations/Additions	172	-	1,018,225
	Garages	11	-	141,900
<b>TOTAL 2003</b>		<b>326</b>	<b>216</b>	<b>\$26,687,675</b>
2002 (January – October)	SF detached (Homes)	48	48	\$6,982,000
	SF attached (Twins)	52	52	\$6,430,000
	Duplex/Condominium	22	44	\$4,130,000

# *Local Housing Market Overview*

	Multi-Family	2	8	\$515,000
<b>TOTAL 2002</b>		<b>124</b>	<b>152</b>	<b>\$18,057,000</b>

Building Permit Data – City of New Richmond				
Year	Housing Type	Number of Permits	Number of Units	Value of Permits
2001	New homes	37		\$5,947,600
	Duplex	12	37	\$2,948,000
	Multi-family	8	24	\$7,596,000
	Alterations/Additions	146	104	\$934,700
	Garages	14		\$139,700
<b>TOTAL 2001</b>		<b>217</b>	<b>165</b>	<b>\$17,566,000</b>
2000	New homes	24		\$3,430,600
	Duplex	13	24	\$2,622,000
	Multi-Family	2	26	\$550,000
	Alterations/Additions	128	10	\$661,000
	Garages	5		\$62,000
<b>TOTAL 2000</b>		<b>172</b>	<b>60</b>	<b>\$7,325,600</b>

Source: City of New Richmond



## Factors of Supply

### Number of Housing Units

The 2000 Census indicates that there are 2,657 housing units in the City of New Richmond. This figure compares to 2,025 in 1990, which reflects an increase of 632 units or 31% over the last 10-year period.

“The 2000 Census indicates that there are 2,657 housing units in the City of New Richmond.”

The following table illustrates housing trends in the St. Croix region over the period 1990 to 2000. The figures indicate that residential growth in western Wisconsin outstrips that of the state and local level growth patterns mirror that which is occurring at county and regional levels.

Number of Housing Units – New Richmond Area			
	1990	2000	Percent Change
New Richmond	2,025	2,657	31%
St. Croix Co.	18,519	24,265	31%
Minneapolis-St.Paul MSA (WI Part)	Data not available	37,758	
Wisconsin	2,055,774	2,321,144	12.9%

Source: US Census Bureau

### Housing Types

Residential land use typically accounts for the majority of acreage within a community and this is the case in New Richmond. Approximately 889 acres or 21% of the total land area is in residential use



# Factors of Supply

Census 2000 figures indicate units in structures as follows:

Units in Housing Structure – City of New Richmond		
Housing Type	Number	Percent
1-unit detached	1,551	58.7%
1-unit attached	123	4.7%
2 units	162	6.1%
3 or 4 units	265	10%
5 to 9 units	136	5.1%
10 to 19 units	178	6.7%
20 or more units	193	7.3%
Mobile Home	35	1.3%
<b>TOTAL</b>	<b>2,643 of 2,657 total count</b>	<b>100%</b>

Source: US Census Bureau. Census 2000

According to the Wisconsin Housing and Economic Development Authority (WHEDA), five (5) federally assisted rental housing projects with a total of 146 units exist in the City of New Richmond. The inventory includes all rental units completed and/or under construction as of Spring 1999, and Section 8 existing projects as of Winter 1999. Section 8 refers to Section 8 of the US Housing Act of 1937, which authorizes housing assistance to aid lower income families in renting safe and decent housing.

Thirty-nine units (39) in New Richmond are designated as family units, 102 are for persons 55 and older and five (5) units are earmarked for disabled households. The New Richmond Housing Authority is the agent for more than half of the assisted rental units in the city.

## ***Vacancies***

The homeowner vacancy rate in New Richmond is less than one percent. The rental vacancy rate is 5.1%. Some level of vacancy naturally occurs in the housing market. According to the federal Department of Housing and Urban

Development (HUD), a generally accepted vacancy standard for owner-occupied structures is 3% and 5% for renter-occupied dwellings. At these levels, it is assumed that the local housing market is functioning efficiently. However, these standards do not necessarily relate to whether or not the mix of housing types is meeting demand.

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# Factors of Supply

## *Tenure*

The figures below indicate that more than half the city's housing stock is owner-occupied while renters occupy approximately one-third of households. A number of factors influence tenure patterns including age and household income, each of which will be discussed later in this document.

<b>New Richmond Housing Occupancy</b>				
<b>Tenure</b>	<b>1990</b>	<b>% (1990)</b>	<b>2000</b>	<b>% (2000)</b>
Owner occupied	1,285	63.5%	1,619	60.9%
Renter occupied	693	34.2%	942	35.5%
Vacant Units	47	2.3%	96	3.6%
<b>Total Units</b>	<b>2,025</b>		<b>2,657</b>	

## *Housing Values and Rental Rates*

Change in median home price is an indicator of housing demand as is the distribution of housing values relative to income levels. The latter helps understand whether or not housing price points match abilities to pay. As the data below illustrates, housing values and rent levels have increased steadily over the last decade in New Richmond, the region and the state. Nationally, studies also show that housing cost is rising faster than income.

<b>Median Housing Values (MHV) and Rent Levels</b>				
	<b>1990 MHV</b>	<b>2000 MHV</b>	<b>1990 Rent</b>	<b>2000 Rent</b>
New Richmond	\$62,300	\$108,100	\$322	\$538
Minneapolis-St. Paul MSA	not available	\$133,900	not available	\$567
St. Croix Co.	\$74,400	\$139,500	\$352	\$587

Source: U.S. Census Bureau

## *Housing & Economic Development Relationship*

Housing is also tied to economic development and the ability to attract, recruit and retain businesses.

# Factors of Demand

## Factors of Demand

- Population
- Households and Income
- Economic Factors

### Population

St. Croix County's population grew approximately 26% or by about 13,000 people from 1990 to 2000, much greater than both State and national levels. The largest numeric increase within the county was in the Town of Hudson followed by the the City of Hudson, which is the largest municipality in the county. The City of New Richmond experienced the third largest numeric increase in population during this same period (1,204).

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In percentage points, the Town of Hudson experienced the highest growth rate during the 1990 to 2000 period at 68%, followed by the Village of Somerset (45%). The Town of Star Prairie (40%), the City of Hudson (38%), the Village of Baldwin (32%), the City of River Falls (31%), and then New Richmond (24%)

### Income

According to 2000 Census figures, the median household income of New Richmond residents is \$43,475. The median housing value is \$108,000.

Housing that costs no more than 30% of a renter's income is generally considered to be affordable. Income needed to afford the Fair Market Rent (FMR) in the region and state is as follows:

Income Needed to Afford FMR*					
Location	Efficiency	One Bedroom	Two	Three	Four
St. Croix Co.	\$22,160	\$28,520	\$36,480	\$49,320	\$55,880
Minneapolis-St. Paul MSA	\$22,160	\$28,520	\$36,480	\$49,320	\$55,880
Wisconsin	\$15,245	\$18,955	\$23,839	\$30,852	\$34,824

Source: National Low-Income Housing Coalition (NLIHC)

\*Data is not available at the place level.

# *Factors of Demand*

The distribution of income in the City of New Richmond is provided below. Assuming that the income needed to afford FMR in New Richmond is comparable to St. Croix County as listed in the table on page 10 and rents are at or above the fair market rate, nearly 13% of the city’s population is unable to afford a market rate efficiency apartment; some 25% do not have the income needed to support a one-bedroom apartment; 36% are unable to afford a two-bedroom apartment and so on. Affordability concerns are even more pronounced for persons with fixed incomes.

Extending the general standard of paying no more than 30% of household income as it relates to home ownership, we can develop roughly comparable scenario about household ability to make a monthly mortgage payment. However, the scenario will differ based on the down payment brought to the transaction and private mortgage insurance (PMI) that may be required as well as other items that become part of an escrow account. Following is a sample scenario to provide an understanding of ability to pay.

**Assumptions:**

Household income = \$43,475 (median income in New Richmond)  
 Median home value = \$108,000 (median home value in New Richmond)

Monthly household payment including mortgage and escrowed PMI, taxes and homeowners insurance = \$1,200

\$1,200 X 12 (months) = \$14,400 (annual mortgage, PMI, taxes and insurance)

Household income (\$43,475)/\$14,400 (annual payment) = 33% of total household income.

Household Income	Number	Percent
Less than \$10,000	195	7.7%
\$10,000 to \$14,999	123	4.9%
\$15,000 to \$24,999	316	12.5%
\$25,000 to \$34,999	286	11.3%
\$35,000 to \$49,999	621	24.5%
\$50,000 to \$74,999	546	21.5%
\$75,000 to \$99,999	276	10.9%
\$100,000 to \$149,999	151	6%
\$150,000 to \$199,999	8	0.3%
\$200,000 or more	13	0.5%
<b>TOTAL HOUSEHOLDS</b>	<b>2,535</b>	<b>100%</b>

# Factors of Demand

The Federal Department of Housing and Urban Development (HUD) sets Fair Market Rents (FMRs) to assure that a sufficient supply of rental housing is available to its program participants. To accomplish this objective, Fair Market Rents must be high enough to permit a selection of units and neighborhoods and low enough to serve as many households as possible. Developed by HUD, FMRs are updated annually based on Consumer Price Index data or HUD regional rent change factors developed from Random Digit Dialing surveys.

Source: U.S. Department of Housing & Urban Development (HUD)

2002 Fair Market Rent by Number of Bedrooms					
Location	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
St. Croix Co.	\$554	\$713	\$912	\$1,233	\$1,397
Minneapolis-St. Paul MSA	\$554	\$713	\$912	\$1,233	\$1,397
Wisconsin	\$381	\$474	\$596	\$771	\$871

Source: National Low-Income Housing Coalition



## Age

The median age in New Richmond is 34.5, which compares to 34.1 in the Minneapolis-St. Paul MSA. Sixteen percent (16%) of the city's population is between the ages of 35 and 44 and nearly 9% percent are between the ages of 45 and 54. This means that by 2020, this population (28%) will be retired or approaching retirement.

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“The median age in New Richmond is 34.5, which compares to 34.1 in the Minneapolis-St. Paul MSA.”

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Potential first-time homebuyers in the 25 to 34-age cohort, 14.9% of the city's population, will likely be in the residential move-up market.

Another 14% (ages 14 to 24 at present) potentially will be entering the first-time homebuyer or move-up market.

It is likely that 15% of the population currently under five years through nine years old, or 15%, will demand rental housing and/or buying homes for the first time.

In-migration of new residents and out-migration of existing residents will also be a factor. The guidelines above are general but provide one of several tools to determine the type of housing units needed in the future. The distribution of households over time may create demand for a greater mix of housing types. Older adults tend to move into a variety of housing arrangements when they are no longer interested in or able to maintain larger homes and lots.

In addition, lifestyle choices may also warrant a greater mix of housing types. If choices are not available in New Richmond, existing residents may seek housing elsewhere.



<b>Population by Age Group – City of New Richmond</b>		
	<b>Number</b>	<b>Percent</b>
Under 5 years	451	7.1%
10 to 14	500	7.9
15 to 19	453	7.2
20 to 24	427	6.8
25 to 34	938	14.9
35 to 44	1,007	16%
45 to 54	742	11.8
55 to 59	220	3.5
60 to 64	189	3.0
65 to 74	373	5.9
75 to 84	408	6.5
85 and over	172	2.7

Source: US Census Bureau. Census 2000

Broken down by type of household 2000 Census figures indicate the following:

<b>Household by Type – City of New Richmond</b>	<b>Actual</b>
Family Householder	1,547
Non-family householder	1,014
<b>TOTAL HOUSEHOLDS*</b>	<b>2,561</b>

Source: U.S. Census Bureau

\*Households are classified by type according to the sex of the householder and the presence of relatives. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more persons related to him or her by birth, marriage, or adoption. The householder and all persons in the household related to him or her are family members. A non-family householder is a householder living alone or with non-relatives only.

# Factors of Community

## Factors of Community

With some 21% of the total land area in residential use, housing plays a major role in defining the community's sense of place. The development and redevelopment of housing serves as one component within a land use picture that, when applied, drives additional components such as community character, transportation and infrastructure investments, location of community facilities and city services to name a few. Consideration of the current conditions driving and regulating housing development and redevelopment affords the opportunity to explore the placement of future housing into "Smart Growth Areas" consistent with the city's vision and comprehensive plan goals.

- Review of existing housing regulations and permit programs including land division, subdivision, platting and zoning standards.
- Review of housing and extraterritorial jurisdictional zoning (ETZ) areas by reference to the housing element map. Reference to infrastructure investments and public services.
- Review and discussion of existing subdivision and Planned Unit Development (PUD) guidelines.
- Review of existing lots available for development and redevelopment in the incorporate area and the ETZ area by reference to the housing element map. Reference to infrastructure investments and public services.

### *The Housing Development Environment*

The cost of land and the regulatory environment effect the feasibility of various types of housing developments. The city's Zoning Ordinance is its main means for achieving a mix of housing types. Building codes also play a role in adequately maintaining the existing housing stock, as does the city's Historic Preservation Ordinance that was adopted in 1994. In addition, subdivision regulations have an effect on the diversity of residential development.



# Factors of Community

The chart below outlines the city’s residential zoning categories in effect as follows:

City of New Richmond Zoning Categories	
R-1	One-Family Residence District – Large
R-2	One-Family Residence District – Small
R-3	One Family Residence District – Smaller Lot Sizes
R-4	Multiple-Family Residence District
Mobile Home Park District	Mobile Home Communities & Parks
Planned Unit Development (PUD)	Established to promote improved environmental design by allowing greater freedom, imagination and flexibility in the land development while ensuring full compliance to the basic intent of the zoning ordinance and general plan for community development.

Source: City of New Richmond

- R-1:** to provide a quiet, pleasant and relatively spacious living area protected from traffic hazards and intrusion of incompatible land uses.
- R-2:** to provide residential development for single-family homes similar in character to the R-1 District, but of higher density permitting smaller lots and smaller homes.
- R-3:** limited to existing residential properties, reflecting the smaller lot sizes and dimensional requirements of an earlier era. New parcels are not currently eligible for rezoning into this District
- R-4:** to provide for apartments to include family or garden types, elevator and walk-up type, efficiency or studio types and apartment conversions in existing single-family dwellings.
- MH-1:** Mobile Home Communities (Parks) are distinguished from subdivisions that lack common facilities and continuing management services. Subdivisions are controlled by general subdivision regulations, which would apply also to mobile home subdivisions without common open space or continuing management.

# Factors of Community

**MH-1:** Mobile Home Subdivision – a parcel of land platted for subdivision according to all requirements of the comprehensive plan, designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily for mobile homes.

A subdivision plat shall be prepared for all mobile home subdivisions. A plat plan shall be required for parks where private streets may be allowed.

**PUD:** Planned Unit Development (PUD) – any development to be constructed and maintained by a single owner or group of owners acting through a corporation located on a single tract, planned as an entity and, therefore, acceptable for development and regulation as a single land unit.

## *Subdivision Regulations*

The city's subdivision regulations serve a number of purposes including lessening congestion in highways and streets, fostering the orderly layout and use of land, facilitating adequate provision for transportation, natural resource protection, public water and sewer, schools, parks, playgrounds and other public necessities.

The design standards set forth in the regulations impact the size, shape and orientation of residential lots and neighborhood density, among other variables. City regulations currently address condominium development as well as requirements for subdivisions. Park and public land dedication requirements are also in effect. Developers of subdivisions are required to dedicate land or fees in lieu of land for parks or other public uses.



# *Population, Households and Housing Units – Putting it all Together*

## **Population, Households and Housing Units – Putting it all Together**

Between 1990 and 2000, New Richmond’s *population* grew by 24% or 1,204 persons. The total number of *households* increased by 22% or 566 and the city realized a 31% increase in *housing units* during this same period. Overall, residential growth occurred at a faster rate than population growth in New Richmond over the last ten-year period.

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“Between 1990 and 2000, New Richmond’s population grew by 24% or 1,204 persons.”

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The Wisconsin Department of Administration (DOA) and the West Central Wisconsin Regional Plan Commission (WCWRPC) prepared population projections for the City based on data up to and including the 1990 Census. Each set of projections suggests continued growth for the city, with the WCWRPC projecting slightly higher rates of growth than the DOA. However, when comparing the projections for 2000 with the figures reported as a result of the 2000 Census, each set of projections underestimated the rate of growth that was anticipated during the 1990s, as illustrated in the following table.

<b>Official Population Projections</b>						
Agency	1990*	2000**	2005	2010	2015	2020
Wisconsin DOA	5,106	5,813	5,998	6,146	6,271	na
WCWRPC (1995)	5,106	5,958	6,367	6,776	7,185	7,594
WCWRCP	5,106	6,043	na	7,177	na	8,218

\* U.S. Census Bureau

\*\* Actual 2000 Census count: 6,310

Based upon the 2000 Census, recent growth trends, development interests, and the reconstruction of State Highway 64 as a four lane limited access highway providing access to the Twin Cities, it appears that new projections for the city are warranted. DOA and WCWRPC updates to official population projections are expected to become available in March 2003. Until this update occurs, the following projections are offered for consideration to assist with the preparation of this Comprehensive Plan. If updated projections are issued during the course of this process this information can be updated and amended as needed.

# *Population, Households and Housing Units – Putting it all Together*

<b>Revised Population Projections</b>						
<b>Growth Scenario</b>	<b>U.S. Census</b>				<b>Projections</b>	
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
Increased Growth	3,707	4,306	5,106	6,310	8,266	11,573
Reduced Growth	3,707	4,306	5,106	6,310	7,110	7710
Moderate Growth	3,707	4,306	5,106	6,310	7,509	8,710
20-Year Trend	3,707	4,306	5,106	6,310	7,761	9,546

Source: Vierbicher Associates, Inc.

The methodologies used to produce the population projections above are simple projections intended to provide a range of potential growth scenarios in New Richmond. New projections developed by the Department of Administration (DOA) and the West Central Wisconsin Regional Plan Commission (WCRPC) are likely to employ more scientific methodology and should be consulted after they are updated based on the 2000 Census data. For a complete description of projection methodology, see page 16 of the Issues & Opportunities Element.

### ***Housing Stock***

Another aspect of housing is quality. The city's image is built, in part, on the quality of its housing stock. The appearance of the housing structures within the community gives a powerful first impression to a visitor and contributes to the quality of life experienced by residents.

### Condition of Housing Stock

<b>Housing Characteristics – City of New Richmond</b>	
Total Housing Units	2,657
Average family size	3.06
Average household size	2.38
Owner Occupied	1,619 /60.9%
Renter Occupied	942/35.5%
Seasonal	5
Vacant	96
Median Housing Value	\$108,100
Median Contract Rent	\$538

# Population, Households and Housing Units – Putting it all Together

Age of Housing Stock	
Built in 1939 or earlier	501/24%
1940-1959	413/ 16.3%
1960-1969	226/8.6%
1970-1979	398/15.1%
1980-1989	454/17.2%
1990-1994	236/8.9%
1995-1998	239/9%
1999-March 2000	158/6%

Source US Census Bureau. Census 2000

### ***Recommendations:***

Consider the following when making decisions about site-specific residential densities:

- Design quality
- Adequacy of public facilities
- Provision of amenities
- Compatibility with existing neighborhood

Within established neighborhoods, new residential development should respond to existing land uses, patterns and design standards.

# Relevant Plans, Policies, Studies and Programs

## Relevant Plans, Policies, Studies and Programs

The balance of the Housing Element focuses on county, state and federal policies, plans and studies relating to the housing development environment.

### *Housing - St. Croix County*

With respect to housing, it is important for the city to consider how its land use decisions relate to those outlined in the **St. Croix County Development Management Plan** among others.

Adopted in March 2000, the Development Management Plan provides a regional context and strategies to address growth and development over the next 20-year

period. Unlike other Wisconsin counties, St. Croix and its communities are socially and economically tied to the Minneapolis-St. Paul metro area. This presents both challenges and opportunities to the County and the City of New Richmond.

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“Unlike other Wisconsin counties, St. Croix and its communities are socially and economically tied to the Minneapolis-St. Paul metro area.”

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The primary objective of the Development Management Plan is to minimize the impacts and maximize opportunities that growth and development brings to the County. The Plan states the following benefits to be derived from the preparation of local level housing plans.

- The establishment of residential areas conveniently located proximate to commercial, educational, health, transportation and recreational facilities and employment opportunities.
- The development of an integrated transportation system that connects various land uses within the county, thereby providing the accessibility essential to support these land uses.

### *Housing: A State Perspective*

The State of Wisconsin has developed the **Consolidated Plan for the State's Housing and Community Development Needs** to maintain eligibility for funding from the federal Department of Housing and Urban Development (HUD). The current Consolidated Plan became effective in April 2000 and is valid through March 2005.

The Consolidated Plan serves as a guide for implementing the State's strategy for the delivery of housing and community and economic development resources.

The Plan suggests that, in general, the supply of housing available to the state's low-income population does not meet the demand for such housing. Very low-income older adult households continue to be impacted by severe housing cost burden, as do persons with disabilities.

# *Relevant Plans, Policies, Studies and Programs*

The state receives four types of funds to support the development of housing affordable to persons with low and moderate incomes as follows:

- Community Development Block Grant (CDBG);
- The HOME Program;
- Emergency Shelter Grants (ESG); and
- Housing Opportunities for Persons With Aids (HOPWA)

The state's priority housing needs are outlined through the following six goals.

- Promote the affordability of housing to all consumers, especially those with severe cost burdens to increase and maintain affordable housing.
- Encourage the production of new units, including the development of large family units and housing for older adults accompanying support services.
- Preserve and increase the availability of safe, sanitary housing for low and moderate income renters to include lead based paint hazard reduction and enhanced training and resources for these activities.
- Provide housing assistance for special needs groups to include homeless prevention activities, expansion of transitional housing programs and increased emergency shelter operating funds.
- Continue policies and activities that promote fairness and accessibility for all housing consumers, including enforcement and compliance with fair housing laws.
- Continue efforts to assist with housing disaster relief.

## ***Housing: A National Perspective***

Each year, Harvard University's Joint Center for Housing Studies produces a report titled *The State of the Nation's Housing*. The 2002 report states that despite upward trends in price, lower-income households have made the transition to homeownership in recent years. Spurred by the strong economy, favorable interest rates and innovations in mortgage finance, the share of home purchase loans going to lower-income households and/or households living in lower-income communities increased steadily over the last 10 years.

The emergence of a dual mortgage delivery system in which new types of lending organizations provide distinctly different mortgage products to lower-income markets that those commonly offered in higher-income markets. Government-backed loans and lending by sub-prime and manufactured housing specialists account for nearly two-thirds of recent increases in low-income ownership rates. Conventional lending – that is, mortgages with the lowest rates and most favorable terms – accounted for 37 percent of the growth in lower-income lending, compared with 81 percent of loans to higher-income borrowers in higher-income neighborhoods. Innovative financing has enabled many households to become homeowners but, at the same time, these loans are at higher cost.

# *Relevant Plans, Policies, Studies and Programs*

## ***Section 42***

Also contributing to the development of rental housing is the **Affordable Housing Tax Credit** or Section 42 (section 42 of the IRS code as part of the Tax Reform Act of 1986). The Affordable Housing Tax Credit is a dollar-for-dollar reduction of federal income taxes owed by owners/investors of affordable rental housing for tenants with incomes at specified levels. To receive the tax credit, an owner/investor must maintain a minimum percentage of rent-restricted units for tenants with limited incomes for at least 15 years.

The Multi-Purpose Pathway Study recommends exploration of areas suitable for mixed-use development including housing within this context. Such developments allow area residents and visitors safe access without the use of a motor vehicle. Connectivity from residential areas to other land uses provides flexibility in the choice of transportation.



# Goals and Objectives

## Goals & Objectives

**Goal:** Preserve neighborhoods

**Objective:** identify character areas and develop accompanying design guidelines.

**Goal:** Firmly manage the quality of residential growth.

**Objective:** Establish community-wide design standards.

**Goal:** Encourage residential development that establishes a variety of lot sizes, dwelling types, densities and price points.

**Objective:** Maintain existing ratio of single family to multi-family residential development.

**Objective:** Determine an acceptable level of annual residential building permit issuance.

**Goal:** Support residential design with transportation in mind.

**Goal:** Manage the quantity of growth.

**Objective:** Develop an adequate public facilities ordinance

**Objective:** Phase service extensions.

**Goal:** Manage the location of residential growth

**Objective:** Match land use intensity with available infrastructure.

**Objective:** Future development within the sewer service area will be developed with sewer and water (see sewer service area map).

**Goal:** Manage the timing of residential growth.

**Objective:** Develop an adequate public facilities ordinance

**Objective:** Tie development decisions to the city's Capital Improvement Plan

**Objective:** Manage the timing of utility extensions.  
Encourage housing development in the historic downtown business district

# *Goals and Objectives*

**Objective:** Seek planning funds to conduct a study to determine the feasibility of and developer/owner interest in downtown housing development/redevelopment.

# Goals and Objectives

**Goal:** Minimize constraints of future growth.

**Objective:** Developments within the City's sanitary sewer service area and Extra Territorial Area are to be served by a public sanitary sewer and public water systems.

Extra-territorial plat reviews shall take into account the City Sanitary Sewer Service Area and the Water Service District. Existing Ordinances calling for the creation of no new land divisions into parcels less than 35 acres provides a planning toll for the sanitary district of the New Richmond area. The reinforcement and enforcement of the ordinance shall be the standard procedure for the Planning Commission and the City Council.

Development of property within the Sewer & Water District shall be developed with public sewer and water systems. In cases where property is not adjacent to existing mains, interceptors, or distribution lines the city shall offer a policy of extending and constructing services under the following terms: The cost of utilities shall be assessed to all parties benefiting from the extension of utilities. At the City's option a deferred assessment may be utilized when crossing properties that are not developing in which case the party requesting the services shall be responsible to advance the amount of the deferred assessments as well as the amount assessed for their share of the cost of the utilities. The City shall reimburse amounts advanced upon collection of deferred assessments. This policy is also the standard for larger infrastructure items such as lift stations, interceptor lines, and water towers. In addition, the City or Utility may fund in whole or in-part these items when in a Capital Investment Plan at their sole discretion.

**Objective:** Require new development within the City's Extra Territorial Jurisdiction Area and outside of the current sewer service area to be able to eventually *be served with a public sewer and water system and or able to* be surpassed by the municipal public sewer and water system..

In rare instances, and only when an intergovernmental agreement that allows land divisions creating new parcels less than 35 acres in size, shall major subdivisions of property within the extra territorial area be considered. These shall only be for lands that are out of the Municipal Sewer Service Area. When allowed strict compliance to the following conditions must be fully satisfied: a sewer system owned by the public or owned in common is in place, a common water system is planned, and the financial obligation corresponding

# Goals and Objectives

to the planned interceptor sewer and water system (should one be so planned) is satisfied/paid prior to development. In addition on the plat it shall be listed that upon the availability of public sewer and water services when available as deemed appropriate at the discretion of the City.

A consideration of the interceptor sewer and water distribution system is annexation of the property. Note current City ordinance requires city annexation to access City sewer and water.

Area outside of the City Sanitary Sewer Service Area but within the extraterritorial jurisdiction shall only be approved when an intergovernmental agreement exists containing terms calling for lots of 1 acre or less, ghost platting with sites no larger than 1 acre, or with conservation subdivision consisting of lots of one acre or less maintaining lands set aside to be able to be further subdivided for lots with a design for the eventual installation of a municipal public sewer and water system.

All subdivisions shall be planned and built with common or public septic systems. The design shall take into account the ability to be converted into a public sewer and water system. On the plat it shall be listed that upon the availability of public sewer and water the parties shall be required to hook up to public sewer and water services when available as deemed appropriate at the discretion of the City.

**Goal:** Maintain Demographic Balance and financial strength of residents by maintaining current level of individual homeownership opportunities and rental opportunities.

**Objective:** Balance all approvals of developments, sub divisions, and zoning of property. Approve developments that maintain the current percentages of land use and in no case exceed the current percentage 35.5% of multi family housing in any one year.

**Goal:** Have Planned Unit Developments set in place which encourages and allow concentrated uses; housing etc. by creating open space, community space, or the like.

**Objective:** City shall review and revise its PUD ordinance.

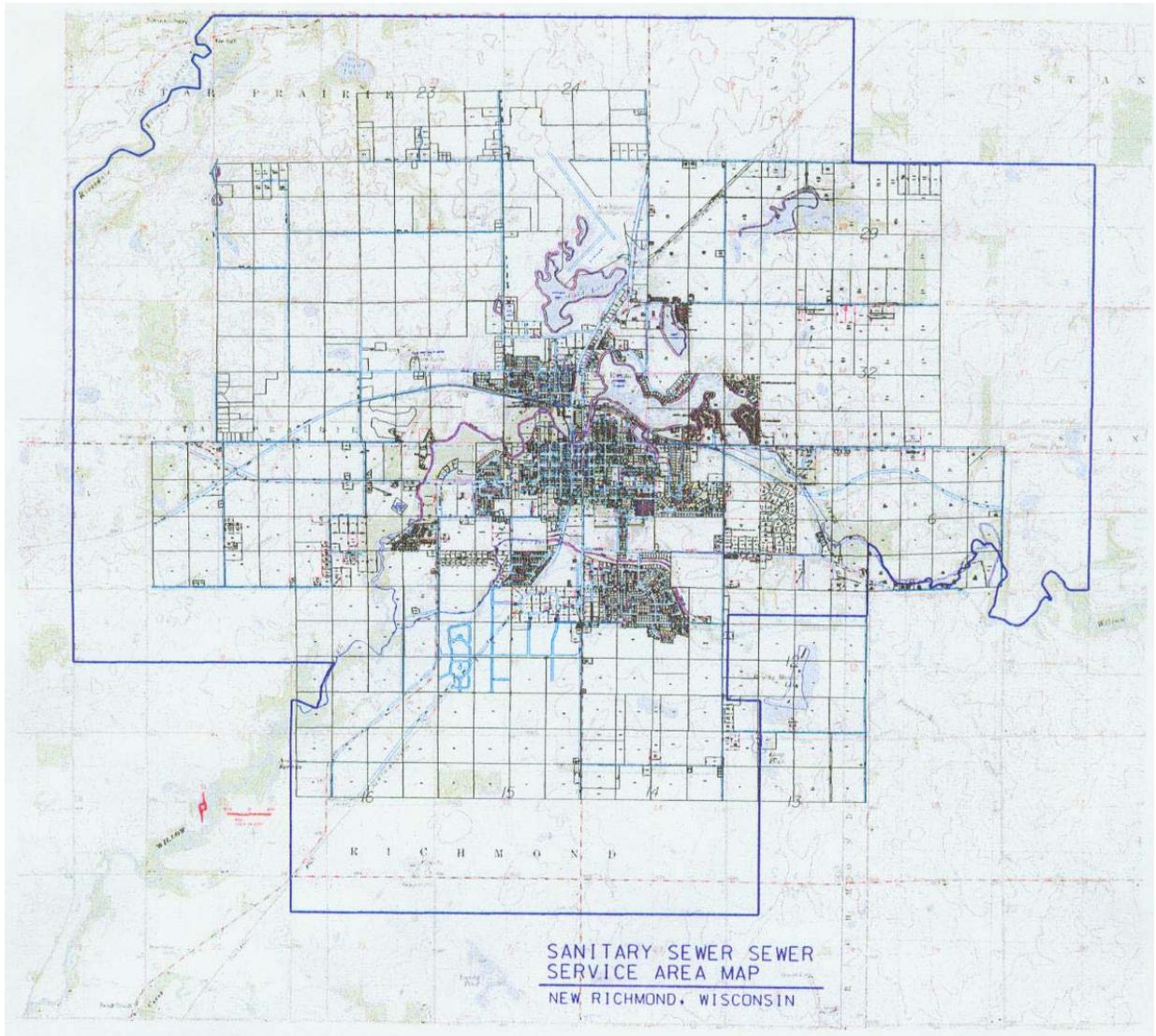
**Goal:** Develop and Adopt policies and ordinances that foster more efficient management of Storm water Management Practices.

# *Goals and Objectives*

**Objective:** Develop policies and ordinances for management of storm water practices for greater efficiencies. Review & revise ordinances to allow best practices.

**Objective:** Develop Conservation subdivision to allow for greater development opportunities to balance storm-water management, public sewer/water, open spaces, single family homes, and road-widths.

# Sanitary Sewer Service Area Map



# Extra Territorial Plat Review Jurisdiction Map

