



# CDA Agenda Item

Meeting Date:	January 10 <sup>th</sup> , 2025
Agenda Item:	Housing Goals
Staff Contact (name, email, phone):	Taylor Zeinert <a href="mailto:tzeinert@whitewater-wi.gov">tzeinert@whitewater-wi.gov</a> 262-473-0148

## BACKGROUND

(Enter the who, what, when, where, why)

### Executive Summary:

The CDA and the Office of Economic Development have exceeded the housing goals outlined in the strategic plan. However, Tracy Cross housing studies indicate a continued need for additional housing units. Staff recommends that the CDA consider setting new housing development goals and explore steps to sustain this growth trajectory. One potential strategy is for the CDA to purchase land to facilitate development.

### More Information:

The Common Council’s strategic goals set in 2023 aimed for the development of 100 homes within five years. The CDA and the Office of Economic Development have surpassed this goal, with significant progress made in 2024 alone. A total of 51 homes have been built or are under construction. Furthermore, the recently approved Letter of Intent (LOI) with Neumann Homes will lead to the construction of 150 homes on the Hoffman property in the coming years.

This success reflects substantial progress, yet Whitewater's housing needs remain pressing. The Tracy Cross housing study indicates a requirement for 200 new housing units and 175 rental units annually between 2023 and 2028 to meet current demands.

To sustain this momentum into 2025, staff suggests a proactive approach. One trend among peer communities is municipal land acquisition. Owning residentially zoned land makes it more attractive to developers by eliminating intermediaries. Staff seeks the CDA's input on whether to pursue this strategy and how it aligns with long-term development objectives.

## PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

## FINANCIAL IMPACT

(If none, state N/A)

N/A

## STAFF RECOMMENDATION

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**ATTACHMENT(S) INCLUDED**  
(If none, state N/A)

N/A