

# NEW HOUSING FEE REPORT + HOUSING AFFORDABILITY REPORT

CITY OF SOUTH MILWAUKEE | DECEMBER 2019

# NEW HOUSING FEE REPORT

## DATA REQUESTED BY THE STATE OF WISCONSIN

### **Building Permit Fees**

Minimum permit fee for all permits: \$60.00

Residence - 1 & 2 family and attached garages -per sq. ft. \$0.37

Residence & Apartments, 3 Family and over, Row Housing Multiple Family Dwellings, Institutional - per sq. ft. \$0.37 Residences - Additions - per sq. ft. \$0.37

Permit to start construction of footing and foundations

\$200.00 Inspections/re-inspections:

Initial & 1 Re-inspection: Residential \$75.00, Commercial

\$105.00 Plan Examination:

1. One & Two Family Residence \$250.00

2. Apartment, 3 Family Residence, Row Housing, Multiple Family Bldg. (Base fee + \$25.00

per unit) \$300.00 Wisconsin Uniform Building Permit Seal \$65.00

Occupancy Permit

1. Residential - Per Unit \$55.00

2. Temporary for Residential

\$55.00 Erosion Control Fees:

1. 1 & 2 Family lots - per lot \$175.00

2. Multi Family Units - \$205.00/bldg + \$5.00/1,000 sq. ft. of disturbed lot area with a \$2,250 maximum

**Plumbing Permit Fees:** Base fee \$50.00 plus itemized list per permit form.

**Electrical Permit Fees:** Base fee \$50.00 plus itemized list per permit form.

**Impact Fee:** N/A

**Park Fee:** N/A

**Land Dedication or Fee in Lieu of Land Dedication Requirement:** N/A

### **Plat Approval Fee:**

Subdivision Plat - Preliminary review (per lot)

\$500.00 Subdivision Plat - Final review (per

lot) \$100.00

**Rezoning Request:** \$350.00

**Stormwater Management Fee:** No up front fee for new construction. All properties, however, are assessed an annual stormwater fee. The annual stormwater utility fee for single and two family dwellings was \$92.64 in 2020 and will increase by 5% in subsequent years until changed by Resolution of the Common Council.

**Water or Sewer Hook-up Fee:** N/A. Only a meter setting fee of \$30 applies.

# NEW HOUSING FEE REPORT, CONT.

## DATA REQUESTED BY THE STATE OF WISCONSIN

Total of the aforementioned fees imposed / collected in 2019 - 2020:

**\$6,857**

Total amount of fees imposed / collected in 2018 divided by the number of new residential dwelling units approved (3):

**\$1,143**

# HOUSING AFFORDABILITY REPORT

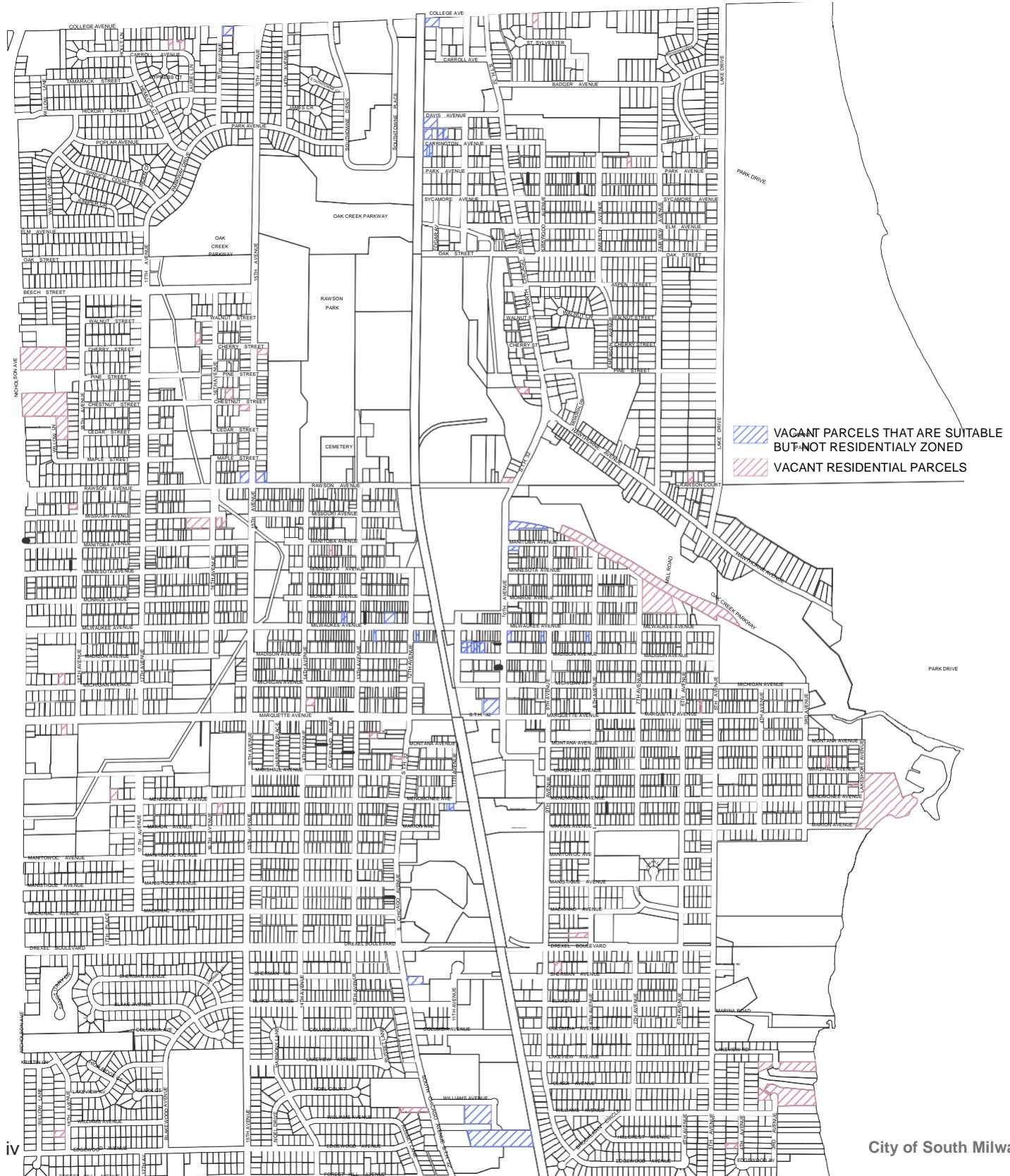
## DATA REQUESTED BY THE STATE OF

## WISCONSIN 2019 – 2020

- » Certified Survey Maps approved: [2 for Residential, 3 Total](#)
- » Total number of new residential dwelling units proposed in all subdivision plats, CSMs, condominium plats, and building permit applications approved: [6](#)
- » List and map of undeveloped parcels in the municipality that are zoned for residential development: [see next page](#)
- » List of all undeveloped parcels suitable for, but not zoned for, residential development: [see nextpage](#)
- » Description of the zoning requirements and availability of public facilities and services for each property: [see subsequent 2016 Comprehensive + Downtown Plan Update](#)

# HOUSING AFFORDABILITY REPORT

## UNDEVELOPED PARCELS “SUITABLE” FOR RESIDENTIAL DEVELOPMENT



# HOUSING AFFORDABILITY REPORT

## UNDEVELOPED PARCELS “SUITABLE” FOR RESIDENTIAL DEVELOPMENT

ADD	STREET	ZONING	ADD	STREET	ZONIN
1628	CARROLL AVE	RB	101	16TH AVE	C1
1201	NICHOLSON AVE	RA	1434	RAWSON AVE	C2
1307	NICHOLSON AVE	RA	1426	RAWSON AVE	C2
1512	CHESTNUT ST	RA	1123	COLLEGE AVE	M2
1608	CHERRY ST	RA	1122	CARRINGTON	M2
731	COLLEGE AVE	RA	1114	CARRINGTON	M2
622	PARK AVE	RA	1110	CARRINGTON	M2
1211	OAK CREEK	RB	1127	CARRINGTON	M1
518	RAWSON AVE	RB	1125	CARRINGTON	M1
1530	N CHICAGO AVE	RB	1123	CARRINGTON	M1
1521	MISSOURI AVE	RA	1701	10TH AVE	M1
1519	MISSOURI AVE	RA	3506	3RD AVE	RESP
813	MANITOBA AVE	RB	3506	3RD AVE	RESP
818	MANITOBA AVE	RB	3608	3RD AVE	RESP
1699	10TH AVE	RB/RA	1005	WILLIAMS AVE	C2
216	MARSHALL AVE	RB	3725	S CHICAGO AVE	C2
2512	LAKE SHORE	RB	3111	S CHICAGO AVE	C2/M2
2309	14TH AVE	RB	929	MILWAUKEE AVE	C3
1810	MICHIGAN AVE	RA	1014	MADISON AVE	C3
1809	MARQUETTE AVE	RA	1016	MADISON AVE	C3
1712	MENOMONEE	RA	1018	MADISON AVE	C3
3804	4TH AVE	RA	1020	MADISON AVE	C3
824	SHERMAN AVE	RB	2109	11TH AVE	C3
3012	8TH AVE	RB	1028	MADISON AVE	C3
1227	MARQUETTE AVE	RB	1225	MILWAUKEE AVE	C3
1606	18TH AVE	RB	1308	MILWAUKEE AVE	C3
3614	S CHICAGO AVE	RA/RB	903	MILWAUKEE AVE	C3
514	MARQUETTE AVE	RB	3600	3RD AVE	RESP
1319	MANITOBA AVE	RB	2001	7TH AVE	RESP
1101	15TH AVE	RA	1214	MILWAUKEE AVE	PUBLI
1304	15TH AVE	RA	1109	DAVIS AVE	M2
2428	S CHICAGO AVE	RB	1801	10TH AVE	C3
1315	NICHOLSON AVE	RA	1105	MENOMONEE	M1
1611	MISSOURI AVE	RB	1101	MENOMONEE	M1
2601	LAKE SHORE	RA	2318	10TH AVE	M2
301	NICHOLSON AVE	RA	1022	MADISON AVE	C3
			1129	MILWAUKEE AVE	C3
			803	MILWAUKEE AVE	C3
			701	PINE ST	C2

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# HOUSING EXCERPTS FROM THE



## CITY of SOUTH MILWAUKEE

Comprehensive + Downtown Plan



# HOUSING

## VOICES *from the* COMMUNITY

- » Boost homeownership incentives:
- » encourage Millennials and younger generations
- » Add condo options to retain long-time residents
- » Maintain housing options that are affordable to the residents in the community
- » Re-utilize existing space and infrastructure to develop multi-family housing options with

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South Milwaukee provides its residents with a variety of housing styles, both old and new, appealing to a range of income levels. Starter homes are plentiful and share the community with apartments, townhouses, and move-up single family dwellings. Similar to the pattern found elsewhere in the industrial Midwest, smaller traditional houses surround South Milwaukee's downtown and historic employment centers. However, the city also boasts newer, low-density, suburban-style homes at its fringes and offers more expensive living options along Lake Drive.

Through the use of statistics and surveys, the Housing Element of the Comprehensive Plan describes many of South Milwaukee's housing opportunities and challenges. Numbers will never fully capture the essence of any community as a place to live, but use of statistics remains a good means for starting this effort. In turn, it provides a basis for rationally determining the community's goals and objectives and, eventually, measuring the community's achievements in implementing housing policies designed to address existing needs and forecasted demands.

## GOALS

South Milwaukee's housing stock is a critical component in the health and wellness of the community. It serves to retain current residents, satisfy their needs and desires, and attract new households and families. To maintain the city's vibrancy and diversity, the following goals seek to strengthen housing within South Milwaukee:

1. Maintain the existing housing stock through regulatory actions (e.g., code enforcement) and financial incentives (e.g., rehabilitation grants).
2. Encourage high-quality, affordable housing for households of all sizes, including young professionals, families, empty nesters, the elderly, and the disabled.
3. Encourage highly designed, mixed-use, multi-family developments in key Opportunity Areas, particularly Downtown.
4. Emphasize the need for continuity between the character of existing neighborhoods and proposed developments by focusing on site layout, building massing, and the layout of the street grid (if appropriate).

## HOUSING INFLUENCES

1. A stable, overall population, consistent household size, and growing Millennial and Baby Boomer age groups are the dominant factors influencing future demand and housing policies in South Milwaukee.
2. The City's housing stock is in reasonably good condition, which means that housing supply is not harmed significantly through loss of dilapidated structures.
3. Relatively little land is available for new housing construction.
4. Demand for housing is forecasted to exceed current supply, but combined with modest increases in allowable densities, sufficient housing will exist to meet forecasted need.

5. Maintain and enhance the character, quality and livability of each residential neighborhood.
6. Ensure that the housing needs of South Milwaukee residents are met through programs that assure

May 2016

## Housing Unit Characteristics

	City of South Milwaukee		City of Cudahy Milwaukee County		City of Oak Creek		City of St. Francis			
	#	%	#	%	#	%	#	%	#	%
<b>Total Housing Units</b>	9,23	100%	8,099	100%	14,628	100%	4,907	100%	417,41	100%
<b>Owner-Occupied</b>	5,35	58.0%	4,444	54.9%	8,585	58.7	2,278	46.4	194,83	46.7%
<b>Owner-occupied with mortgage</b>	3,61	67.5%	2,898	65.2%	6,190	72.1	1,620	71.1	136,42	70.0%
<b>Owner-occupied without a</b>	1,74	32.5%	1,543	34.7%	2,395	27.9	658	40.6	58,409	30.0%
<b>Rental</b>	3,21	34.8%	3,147	38.9%	5,481	37.5	2,410	49.1	184,80	44.3%
<b>Vacant housing units</b>	661	7.2%	508	6.3%	562	3.8%	219	4.5%	37,778	9.1%
<b>Single-Family</b>	5,54	60.1%	4,182	51.6%	8,473	57.9	2,329	47.5	217,52	52.1%
<b>Duplex</b>	1,10	11.9%	1,505	18.6%	308	2.1%	409	8.3%	66,455	15.9%
<b>Multi-Family</b>	2,58	28.0%	2,325	28.7%	5,501	37.6	2,169	44.2	131,05	31.4%

Source: U.S. Census Bureau, 2009-2013 American Community Survey

equal opportunity, maintain housing quality, and enhance neighborhood character.

\$111,300 in 2000 to \$163,100 in 2013. As compared to similar cities on the South Shore, South Milwaukee's increase in home price mirrored increases in Cudahy,

7. Continue to provide a full range of housing choices, especially addressing the needs of new families and Baby Boomers.
8. Consider policies that encourage the use or redevelopment of vacant and underutilized parcels, including increases in density, to assure that increasing demand for diverse housing types is met.

## HOUSING STOCK

The local housing supply was analyzed by looking at current and historical market data, the number and type of housing units available, housing tenure, vacancy rates, values, market rents, housing costs, subsidized and special needs housing, age of structures, and condition. When this information is compared with local housing demand, future needs can be identified.

### Market

Home sale prices have generally risen in the past several years. According to data from the 2000 Decennial Census and 2013 American Community Survey, the median value of homes in South Milwaukee increased 47 percent from

Oak Creek, and St. Francis. Additionally, Cudahy and St. Francis share the same median home value of \$157,500, which closely resembles that of South Milwaukee.

### **Number & Type of Housing Units**

Owner- and renter-occupied housing stock is primarily composed of single-family, duplex, and three- and four-unit multi-family homes and apartments. These types of housing account for 77.7 percent of all housing in South Milwaukee.

### **Tenure**

“Tenure” indicates whether a housing unit is owner- or renter- occupied. South Milwaukee has seen a stable distribution of 62% owner-occupied and 38% renter-

occupied between 2000 and 2013. As the majority of land in the City is built- out, infill and redevelopment projects have been the major types of completed construction work in the past decade. Because of this mature built environment, this tenure data can be expected to remain the same in the future.

### **Vacancy Rates**

Vacancy rates within a community are indicators of the strength and stability of the housing market. American Community Survey data from 2013 indicates that

92.8 percent of the city’s housing units are occupied. While the 7.2 percent vacancy rate may be higher than South Milwaukee’s 2000 rate of 4.7 percent, it continues to indicate a healthy housing market.

## Housing Age

	City of South		City of Cudahy		City of Oak Creek		City of St. Francis		Milwaukee County	
	#	%	#	%	#	%	#	%	#	%
<b>Total Housing Units</b>	9,23	100%	8,09	100%	14,62	100%	4,90	100%	417,41	100%
<b>Built 2010 or later</b>	0	0.0%	0	0.0%	134	0.9%	13	0.3%	796	0.2%
<b>Built 2000 to 2009</b>	392	4.2%	590	7.3%	2,615	17.9	531	10.8	19,813	4.7%
<b>Built 1990 to 1999</b>	1,01	11.0	857	10.6	3,922	26.8	385	7.8%	23,503	5.6%
<b>Built 1980 to 1989</b>	571	6.2%	493	6.1%	2,092	14.3	129	2.6%	22,871	5.5%
<b>Built 1970 to 1979</b>	834	9.0%	786	9.7%	2,135	14.6	904	18.4	44,043	10.6
<b>Built 1960 to 1969</b>	1,31	14.2	1,16	14.4	1,431	9.8%	502	10.2	46,882	11.2
<b>Built 1950 to 1959</b>	2,32	25.2	1,50	18.6	1,411	9.6%	1,40	28.7	85,861	20.6
<b>Built 1940 to 1940</b>	784	8.5%	507	6.3%	354	2.4%	419	8.5%	41,885	10.0
<b>Built 1939 or earlier</b>	1,99	21.6	2,19	27.1	534	3.7%	617	12.6	131,76	31.6
<b>Median Year Structure Built</b>	195		195		198		196		195	

Source: U.S. Census Bureau, 2009-2013 American Community Survey

### Condition of Housing Stock

The condition of the housing stock was examined to show the level of need for rehabilitation. Age of homes is often used as a surrogate measure of condition. The “Year Built” map illustrates the age of homes and other structures, in addition to the development pattern of the city.

Over two-thirds (69.5 percent) of homes in the City were built before 1969. The majority of which were built in two phases:

1) in the two decades following the City’s establishment in 1897, and 2) during the post-World War II building boom. Additional housing was developed outside of this older core in a pattern that approximates concentric circles.

### Contract Rent

South Milwaukee boasts a breadth and depth of rental options, which are apparently sufficient to accommodate a wide range of rental needs. The City has 3,214 renter- occupied units with a median gross, monthly rent of \$727.

Over 90 percent of renters pay between \$500 and \$1,500 per month – suggesting availability for a wide range of incomes. The large number of rental units within the city, along with a wide range of monthly rents and reasonable vacancy rate, suggest that the local supply is well-matched with demand.

### Affordable, Subsidized & Special Needs Housing

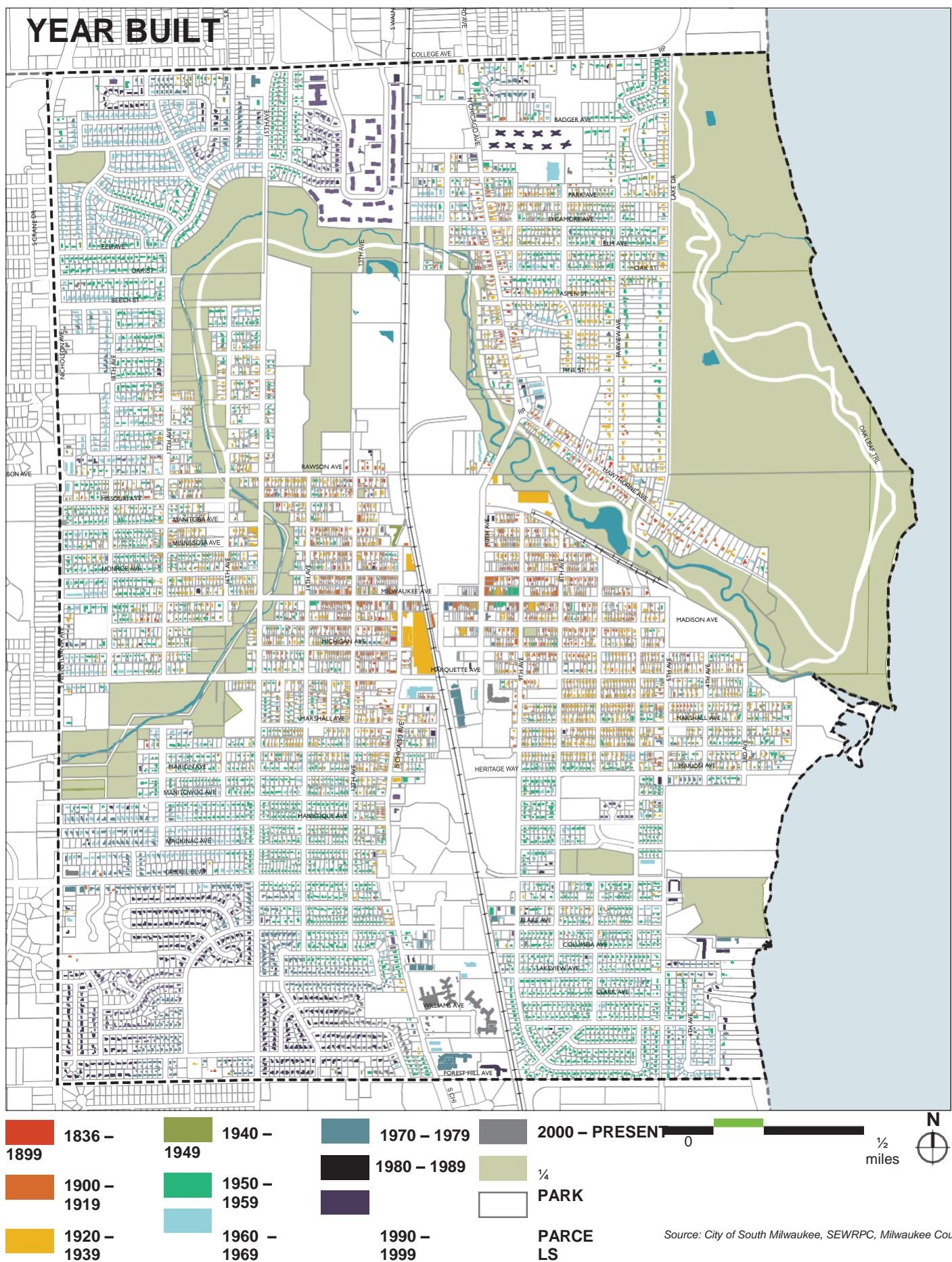
South Milwaukee is home to 299 units of affordable housing owned by private entities and the South Milwaukee Community Development Authority (CDA) with support from the Wisconsin Housing and Economic Development Authority and the U.S. Department of Housing and Urban Development.

The buildings are a series of multi-family properties that provide housing to low-income, elderly, and special needs residents. The multi-generational housing at Grant Park Square is of particular note, as it welcomes residents of various incomes and ages with 52 units that are well suited for families. Sunrise Village Senior Apartments provides 48 units specifically for elderly residents. The CDA administers Parkcrest Housing on 6th Avenue. The complex provides a total of 60 units of varying sizes that accommodate large and small households. In addition, 8 units are available for elderly and disabled tenants.

High-quality affordable housing can add diversity and vibrancy to South Milwaukee as it attracts residents and families with varying backgrounds – contributing to the city’s identity and character. The City should continue to consider these types of development as valuable additions to the community. Financial

support for affordable housing can be sought through the Wisconsin Housing and

Economic Development Authority and the U.S. Department of Housing and Urban Development.





## RESIDENTIAL DEVELOPMENT POTENTIAL

### Available Land

There is little land available for development in South Milwaukee. One area is located southeast of the intersection of Drexel Boulevard with Nicholson Avenue and a second area is east of Nicholson between Beech Street and Maple Street.

South Milwaukee would like to see residential development in place of the manufacturing properties located lake side and along the Oak Creek Parkway. The Future Land Use Element in Chapter 2 more fully describes this opportunity. Depending on the densities eventually allowed, upscale condominium- style development could provide new housing for about 900 South Milwaukee residents, depending on household size. Other locations may, over time, redevelop at somewhat higher densities. Throughout the city, this could accommodate up to an estimated additional 3,000 new residents.

If residential development occurs on available land and nonstandard lots and redevelopment occurs at higher densities in key locations, up to 4,200 residents could be accommodated. If these represent new residents, South Milwaukee could grow to about 25,000 – a theoretical maximum for the city.

### Infill Lots

Approximately 30 to 40 properties are vacant within South Milwaukee and are not buildable under the City's current zoning ordinance and building code because the lots do not meet existing requirements for frontage and lot area. They are scattered throughout the community. While these locations are vacant and not part of the current supply, with creation of a citywide infill policy or revised zoning, these properties may become part of the future supply of housing in South Milwaukee. For the purposes of this effort, infill residential may accommodate about 70 new residents, depending on average household size. The city wishes to address the nonstandard lots on a case-by-case basis through its conditional use process. To assist with this process, the City will prepare architectural standards.

Where the sense of openness afforded by the nonstandard lots is seen as desirable, the City should encourage the property owners to purchase adjacent open parcels, to assemble the properties into a single parcel.

In cases where the infill lot is not owned by an adjacent property owner, the City may consider additional steps to facilitate use (development), sale or assembly of lots.

## Projected Housing Needs

Over the next 20 years, projections indicate that the population could rise from 21,236 in 2014 to 21,873 in 2035

– growth of about 637 residents. Using the average number of persons per household to calculate anticipated housing demand, it is projected that the new residents will need approximately 270 additional housing units. Implementing efficient land use management practices to encourage mixed-use developments with retail/office and residential, the City will be able to satisfy housing demand while also achieving its economic development goals. The City should focus re/development efforts at the Opportunity Areas and require higher density developments when appropriate.

## HOUSING MIX

As South Milwaukee evaluates future housing needs, changing demographics and markets will determine South Milwaukee's future housing mix.

## Maturation of Residents

Aging "baby boomers" in South Milwaukee continue to show their commitment and likeness for the city. Consistent with larger trends, this demographic is looking to downsize however, and

are seeking housing that requires little or no maintenance. This means the population is looking to move out of their single-family dwellings in favor of apartments and condominiums, as well as ranch-style houses with small lot sizes. Both infill housing policies and lake side condominium development will likely appeal to these residents.

If and when new senior market opportunities are accommodated by developers in South Milwaukee, it is imperative to look at the next market of occupants for these units. To note, Millennials and Baby Boomers are likely to prefer age integration. Both generational groups also prefer vibrant walkable communities, and although the general preferences in retail may be different, both groups desire high-quality restaurant experience. In other words, developers, investors, and the City should make sure that as new housing units are designed and built, that they a) are built in a more dense urban style than currently exists in the local market, b) are high quality, and c) can suit the needs of future markets, particularly Millennials. There is no need to design units only for seniors, as at the very least, long-term age integration must inform the ultimate development product. The likely near-term product could focus on multi-family buildings that are 3-5 stories in height, with wood frame construction on the upper floors.

## Next Generation of Residents

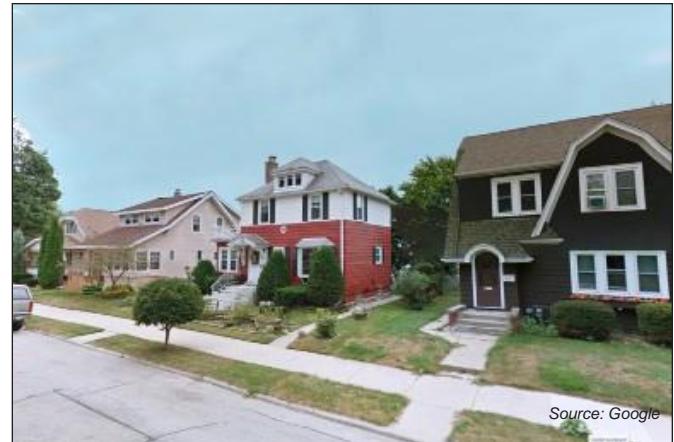
As the children of the baby boomers age, the single-family housing made available by their “parents” will become available. They may also seek out “move-up” housing, creating a market for somewhat more expensive single-family dwellings. Some of the areas targeted for single-family residential development may be suitable for move-up housing.

## Starter Community

Given the marketplace, South Milwaukee will likely continue in its role as a provider of “starter homes” for young families. Recognizing this potential market, South Milwaukee has already invested in the school district. Adequate low-cost housing, likely in the form of multiple-family dwellings, must remain available to assure that the area’s young workers and others have a place to live locally. This demographic also enjoys proximity to downtown activities. Existing multiple-family dwelling opportunities may combine with higher residential densities anticipated to redevelop near the Downtown to accommodate these residents.

As a so-called “suburb” or “bedroom community,” South Milwaukee is in a unique market position for new and/or younger employees due to its proximity to downtown and other regional employment centers, affordable high-quality housing stock, strong community, connections via bicycle trails, and proximity to transit. While these connections do not work for all employees, they do provide an attraction and, for some, an amenity that makes housing in South Milwaukee more desirable. This new and/or younger population of workers is not looking for a “starter home” but a “starter community” – a place where they can live and become part of a social and economic network. Conventionally this is referred to as a place to “live-work-play.”

After World War II, into the 1990s, smaller single family homes were the first choice for new workers. Now that more urban models of a “starter community” have become popular, there is a major opportunity for South Milwaukee to retool its character, especially when compared to other suburban communities with fewer assets, amenities and potential connections. Put another way, many suburban communities can be viewed only as decentralized places while South Milwaukee can take full advantage of its proximity to Milwaukee – South Milwaukee has the advantages of an urban experience along with the amenities of a small community, including a tight-knit social environment. Supporting this, the community



SoMKE

has a strong vision and desire to strengthen its  
amenities.

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# IMPLEMENTATION

The Implementation chapter is the key to the success of this plan and will help bring the community's desires to fruition. As the strategies set forth in this chapter operationalize the goals, ideas, and recommendations

made in the previous chapters, it is important to understand and act upon the responsibilities and time frames for each strategy. The actions – whether seen individually by chapter or collectively in the plan – complement and supplement one another. Their interaction depends on the successes resulting from the community's execution of the plan and adherence to its principles.

The implementation strategies are grouped by the chapter in which they appear. They are more fully described by providing the timeframe in which they should be completed and who is responsible for their implementation. The timeframes for the Downtown strategies are more detailed, to provide more guidance for all groups involved in revitalization of the city's central business district. Timeframes for the Comprehensive Plan Elements are based on Short-, Medium-, and Long-term to increase flexibility for implementation.

Select strategies are developed in detail to provide additional guidance to responsible parties and maximize efficiencies by interweaving various strategies to increase the benefit to the community.

## DOWNTOWN

### NEIGHBORHOODS, DISTRICTS & CORRIDORS

### SYSTEMS

- » Transportation
- » Housing
- » Natural & Agricultural Resources
- » Historical & Cultural Resources
- » Community Facilities & Utilities

### ECONOMIC DEVELOPMENT



4 SYSTEMS

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May 2016

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## 6: IMPLEMENTATION

Actions	Timeline	Role & Level of Responsibility * Denotes lead or shared lead role
<b>A</b> Promote a variety of housing types to ensure housing for the social and economic diversity expected in South Milwaukee.	Short	» City Community & Economic Development staff* » Plan Commission* » Community Development Authority* » City Council
<b>B</b> Encourage high-quality and higher density housing on key re/development sites with high potential for connectivity and in close proximity to key South Milwaukee assets, such as the lakefront, the park system, and Downtown.	Short	» City Community & Economic Development staff* » Plan Commission* » Downtown organization
<b>C</b> Promote programs and pursue funding to maintain and rehabilitate existing housing stock.	Short	» City Community & Economic Development staff* » Community Development Authority* » Plan Commission
<b>D</b> Review the zoning ordinance and building code for needed changes that will support the types of housing units needed to provide a diverse housing stock that serves the community.	Short	» City Community & Economic Development staff* » Plan Commission*
<b>E</b> Prepare architectural guidelines to assist with re/development and infill housing decision-making.	Short	» City Community & Economic Development staff* Plan Commission* » Downtown organization*
<b>F</b> Encourage the preservation of affordable housing for low-income households by supporting efforts of private development and organizational groups, or public agencies to provide assistance to temporarily house the homeless, battered spouses, and others in crisis situations.	Short	» City Community & Economic Development staff* » Plan Commission » Community Development Authority
<b>G</b> Examine regulations that deter the appearance and modernization of housing stock near Downtown.	Short	» City Community & Economic Development staff* » Community Development Authority* » Plan Commission
<b>H</b> Enhance the housing stock near Downtown to strengthen positive perceptions and investments.	Medium	» City Community & Economic Development staff* » Community Development Authority* » Plan Commission
<b>I</b> Work toward redevelopment of appropriate brownfields/ former industrial sites into mixed-use developments that include residential housing, especially near the lakefront and parkway to maximize the natural and economic value.	Medium	» City Community & Economic Development staff*

# » STATUS OF HOUSING ACTIONS FOR

Action s	Status as of 9/2019?	Note s
<b>A</b> Promote a variety of housing types to ensure housing for the social and economic diversity expected in South Milwaukee.	Ongoing	» Daily activity for City staff
<b>B</b> Encourage high-quality and higher density housing on key re/development sites with high potential for connectivity and in close proximity to key South Milwaukee assets, such as the lakefront, the park system, and Downtown.	Ongoing	» Daily activity for City staff
<b>C</b> Promote programs and pursue funding to maintain and rehabilitate existing housing stock.	Ongoing / Complet	» In 2019, the Common Council approved an affordable housing extension to TID #4, thus creating dedicated funds to improve housing across the city.
<b>D</b> Review the zoning ordinance and building code for needed changes that will support the types of housing units needed to provide a diverse housing stock that serves the community.	In Progress	» In 2019, the Plan Commission and Common Council authorized the City Engineer / Zoning Administrator to contract with a consultant for zoning code upgrades.
<b>E</b> Prepare architectural guidelines to assist with re/ development and infill housing decision-making.	First Effort Complet	» While not citywide, in 2016 the City adopted the now Bucyrus Downtown Revitalization Grant, which provides architectural guidelines for downtown redevelopment.
<b>F</b> Encourage the preservation of affordable housing for low-income households by supporting efforts of private development and organizational groups, or public agencies to provide assistance to temporarily house the homeless, battered spouses, and others in crisis situations.	In Progress	» In 2019, the City introduced two parties who now have a signed MOU to undertake the construction of a multi-family housing development with on-site services and amenities for those needing
<b>G</b> Examine regulations that deter the appearance and modernization of housing stock near Downtown.	Ongoing / Complet	» The City has taken action on non-regulatory components since 2016. Regarding regulation, see the aforementioned note about the 2019 zoning code.
<b>H</b> Enhance the housing stock near Downtown to strengthen positive perceptions and investments.	Ongoing	» The City has coordinated with the County Housing Division, facilitated development partnerships, and made grants to improve the stock.
<b>I</b> Work toward redevelopment of appropriate brownfields/ former industrial sites into mixed-use developments that include residential housing, especially near the lakefront and parkway to maximize the natural and economic value.	In Progress	» In 2017, 2018, and 2019, the City initiated conversations with property owners and developers regarding possible future mixed-use developments of this kind

