

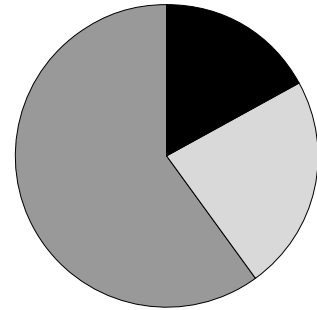
## And The Survey Says . . .

### Affordable Housing Survey Provides Useful Information

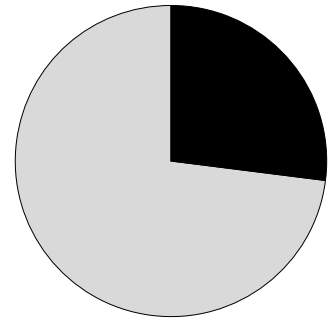
Affordable housing is one of the top four issues facing municipalities across the nation. According to the U.S. Housing and Urban Development's (HUD) "State of the Cities 2000 Report", a dramatic shift has taken place regarding the availability of affordable housing. This shift has been fueled by escalating home purchase prices and rental rates.

Many municipalities are actively implementing activities to address affordable housing. To learn from these experiences, Vierbicher Associates conducted a survey of 480 municipalities to obtain information regarding current issues and effective strategies. Following are the results from the 112 survey responses received.

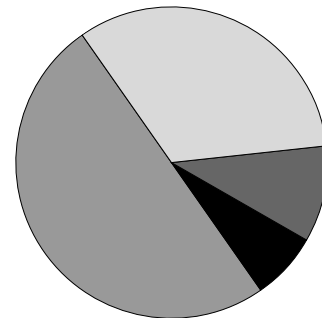
How important of an issue is Affordable Housing in your community?



Does your community provide financial assistance for new residential subdivisions?



What type of financial assistance does your community provide for new residential subdivisions?



### The Top Ten Tools For Affordable Housing

The following list represents the top ten tools for affordable housing ranked by perceived effectiveness.

1. Direct Community Financial Assistance
2. Low Income Housing Tax Credits
3. Special Ordinance Provisions to Reduce Development Costs
4. High Density Cluster Developments
5. Subsidized Loans
6. Incorporate Housing in Downtown Redevelopment Program
7. Market Studies
8. State & Federal Grants
9. Special Assessments
10. Revolving Loan Program

### "Survey Results Show Affordable Housing Is A Very Important Issue But Little Is Being Done About It"

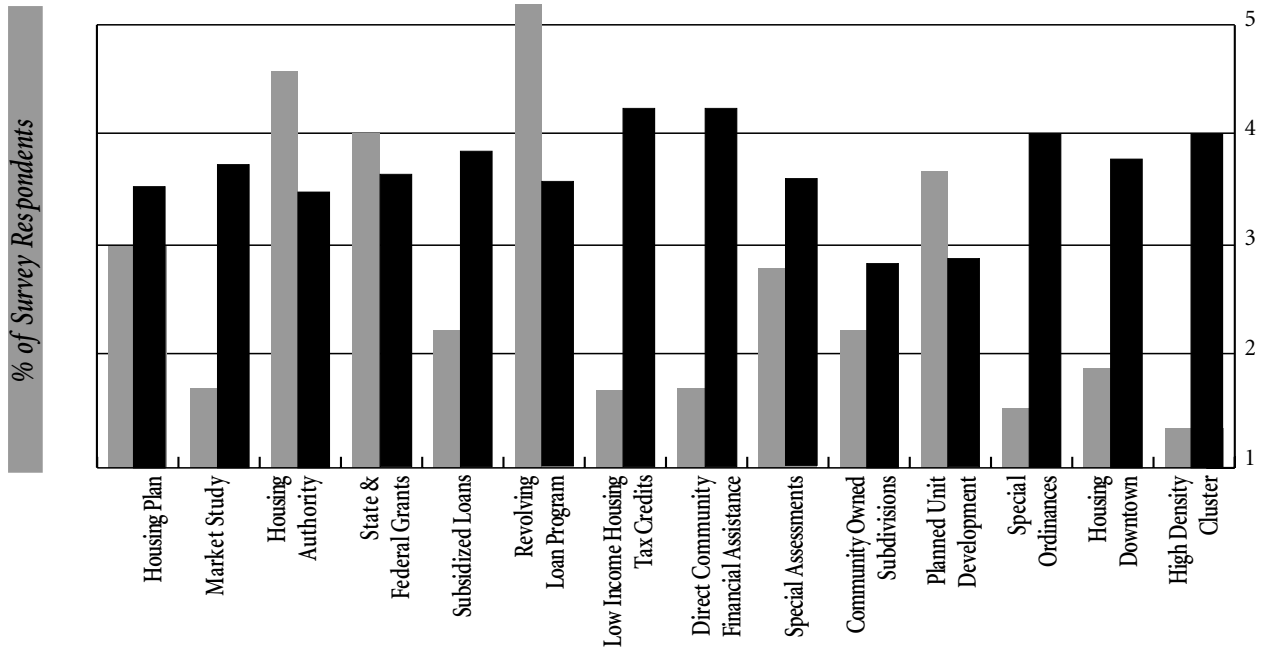
An analysis of the survey responses showed that affordable housing is a big issue for municipalities; 83 percent reporting it is important or very important. However, only 27 percent of communities are providing financial assistance to support new residential development.

### "Community Financial Assistance Makes A Difference"

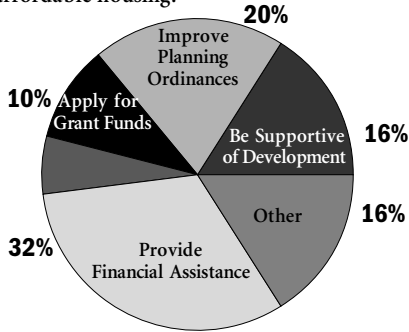
The survey results also show that the number of housing units being constructed is substantially higher in communities who are providing financial assistance for development of new residential subdivisions. An average of 23 units per year are being constructed in those communities versus only an average of eight units per year in communities who are not providing financial assistance.



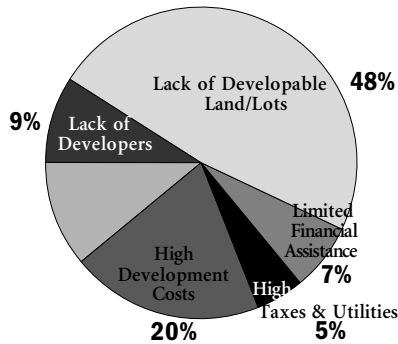
## “Use Versus Perceived Effectiveness Of Affordable Housing Activities”



What one thing could your community do that would have the biggest impact on affordable housing?



What, if any, barriers exist which prevent development of new affordable housing?



### Smart Growth Legislation Addresses Affordable Housing

Wisconsin's new Smart Growth legislation requires communities to address affordable housing. The goal is to provide adequate housing to meet the needs of persons of all income levels, all age groups and with special needs. Communities will have an incentive for promoting affordable housing. Beginning in 2005, the state will provide aid to local units of government for each new housing unit on lots less than one-quarter acre in size. Aid will also be given for new housing units sold at no more than 80 percent of the median sale price of new homes in the county.

### What Is Affordable?

HUD defines affordability as paying no more than 30 percent of household income for housing. To meet the affordable housing standard, people should have a choice of having decent and safe housing for no more than 30 percent of their household income.

### Vierbicher Can Help!

Vierbicher Associates, Inc., offers substantial experience assisting communities address affordable housing. Our in-house staff includes community development specialists, planners, architects and engineers. This wide range of expertise allows us to develop creative solutions for complex issues.

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