THE OSHKOSH APPROACH FOR ADDRESSING WORKFORCE HOUSING NEEDS

So much to do - creating and using tools

Allen Davis, City of Oshkosh
1. City-wide Planning and Zoning
2. Central City Plan
3. Mapping and Research
4. Site Plan/Development Review Process
5. TIF Financing for Residential or Mixed Use TIF Districts
6. TIF Affordable Housing extension – “Healthy Neighborhoods”
7. Community Development Block Grant – LMI Housing Needs
8. Capital Improvement Program – Great Neighborhoods Funding
9. Regulatory Approaches
10. Partnerships – ONE Oshkosh
Updated Comprehensive Plan – Better identify where single to multi-family housing is permitted.

1. More Districts now allow residential – almost all districts except for Industrial Parks and Business Parks
2. Increased the density allowed.
9 Elements:

- Agricultural, Natural & Cultural Resources
- Issues & Opportunities
- Economic Development
- Intergovernmental Cooperation
- Implementation
- Transportation
- Utilities & Community Facilities
- Land Use
- Housing

Diagram showing the relationship between the 9 elements.
LAND USE

City of Oshkosh
Zoning District Map
Effective: January 1, 2017
<table>
<thead>
<tr>
<th>Land Uses Permitted</th>
<th>Residential End Uses (§ 30.20)*</th>
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<tbody>
<tr>
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<tr>
<td>C P P P P F P F P P P</td>
<td>(1) Single Family 3,000 sq. ft. lot</td>
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<tr>
<td>P F F F F P F F P F F</td>
<td>(2) Single Family 4,000 sq. ft. lot</td>
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<td>P F P F F P F F P F F</td>
<td>(3) Single Family 5,000 sq. ft. lot</td>
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<td>P P P F F C C C C C</td>
<td>(4) Duplex 3,000 sq. ft. lot</td>
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<td>P P P C C P C P C C C</td>
<td>(5) Townhouse 3-4 units (Max. 4.424/sq. ft.)</td>
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<tr>
<td>P P P C C C C C C C</td>
<td>(6) Three Family 3-4 units (Max. 4.424/sq. ft.)</td>
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<td>P P P C C C C C C C</td>
<td>(7) Apartments 3-4 units (Max. 4.424/sq. ft.)</td>
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<td>(8) Apartments 5-8 units (Max. 4.424/sq. ft.)</td>
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<td>(9) Apartments 9-12 units (Max. 4.424/sq. ft.)</td>
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<td>P P P C C C C C C C</td>
<td>(10) Motel Home</td>
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<td>(11) Mobile Home</td>
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<td>(12) Mobile Home Subdivision</td>
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<td>(13) Multi-Family Condominium</td>
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<tr>
<td>P P P P P C C C C C</td>
<td>(14) Multi-Family Residential</td>
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*Conditional Use Permit Required for commercial uses.
Central City Plan – Imagine Oshkosh

1. Housing Needs Assessment – 300-400 units
2. Amenities to attract the workforce – riverwalk, parkland, events, art and culture, entertainment
4. Acquisition/demolition and remediation.
5. TIF and other incentives needed for the central city due to extra ordinary development costs.
Fox River Corridor Riverwalk Plan
Lakeshore Park Master Plan
Mapping and Research
1. Affordable Housing
2. Block by Block Analysis
3. Parcel by parcel Analysis
Low to Moderate Income Census Block Groups (2011-2015 American Community Survey)
Site Plan/Development Review Process – Selling 
Time savings

1. Digital process – User interface
2. Timely reviews – Countdown clock/emails.
3. Documented review findings
4. Inspection tracking – 98% completed in less than 2 days
5. Building Plan Reviews – Delegated Authority using contracted Architect when needed, 95% less than 5-days.
Welcome to the City of Oshkosh Online Permitting and Planning Services

Here you can apply for permits, submit a building plan for review, submit for a site plan review project for zoning, register a rental unit, search permits and code enforcement violations, schedule or cancel inspections and view inspection history. You can also track the status of your project and view comments from each plan reviewer.

Make sure your pop-up blocker is turned off.
If this is your first time using this site you will need to create a "New Account" prior to creating a permit, registering a rental unit or submitting plans for review. (Click on "NEW ACCOUNT" at the top of this page then proceed to Rental Registration or Permit Application)

Use Rental Registration to register a rental unit.

Use Permit Application to apply for permits.

Use Plan Review Submittal to apply for a plan review.

Use Site Plan Review Application for new Commercial Project Development.

Suggestions or feedback? Call us at 920-236-5048 or Email any suggestion or feedback you may have about our portal to swenzl@ci.oshkosh.wi.us.
<table>
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<tr>
<th>RENTAL REGISTRATION</th>
<th>MY PERMITS</th>
<th>Details</th>
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<th>Cancel Inspection</th>
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City of Oshkosh Inspection Notification

EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide your username or password to anyone.

This notice is to inform you that your inspection has been completed.

Permit Type: WUBPA
Permit number:
Site address: 215 CHURCH AVE
Inspection: Foundation
Status: Approved
Comment: Ok to pour
Inspector: John Zarate
Phone: 920-336-5119
Email: jzarate@ci.oshkosh.wi.us

Please do not reply to this email. Please contact the listed inspector above.
TIF Financing for Residential or Mixed Use TIF Districts

1. Oshkosh TIF assistance requirements/policy & request process/developer fees
2. Smaller TIDsv minimize risk from the neighborhood - makes generating and administering incentives easier – Oshkosh has learned from the past.
3. Less speculative TIDs – most are project driven by extraordinary development costs.
4. Recent Oshkosh examples of “micro-TIDs” – Beach Building, Washington Building, BRIO
5. PAYGO as preferred way to provide incentives
   i. Oshkosh PAYGO project examples – Anthem, Annex
   ii. More in pipeline – Bank, Schools, remediation site etc.
Downtown Redevelopments

Washington Building - Commercial Offices to Luxury Residential Apartments

Beach Building - Commercial Offices to Mixed-Use Commercial / Residential
TIF Affordable Housing extension – “Healthy Neighborhoods”

1. Overview of extension availability & requirements - Oshkosh one of the first in State to extend a TID for this purpose
2. Neighborhood Associations – 18 today
3. Funding programs – Sold on Oshkosh ownership, Rehabilitation, Code Enforcement, New Houses and Historic houses
GRANT
0% INTEREST
$5,000
FORGIVEN AFTER
5 YEARS
10 YEAR LOAN
0% INTEREST
$10,000
QUARTERLY PAYMENTS

CURB APPEAL
PROGRAM OVERVIEW

Application Procedure

- Curb Appeal Program Application
- Income Verification
- Tenant Income Verification (if applicable)
- Proof of up-to-date homeowners insurance
- Property must be current on municipal tax & utility payments
15 YEAR LOAN
0% INTEREST
$30,000
QUARTERLY PAYMENTS

Application Procedure

Owner-Occupied Rehabilitation Program Application
Income Verification
Tenant Income Verification (if applicable)
Proof of up-to-date homeowner’s insurance
Property must be current on municipal tax & utility payments

OWNER-_OCCUPIED REHABILITATION PROGRAM
RENTAL REHABILITATION
PROGRAM OVERVIEW
Community Development Block Grant – LMI
Housing Needs
1. Housing Rehabilitation
2. Neighborhood Initiatives
3. Blight removal and Land banking
NEIGHBORHOOD IMPROVEMENTS

Housing Rehabilitation

Neighborhood Initiatives

Blight Elimination
Capital Improvement Program – Great Neighborhoods Funding

1. Requires neighborhood input and submission.
2. Leverage Neighborhood volunteers and other funders – Private, public and individuals.
MIDDLE VILLAGE NEIGHBORHOOD PLAN IMPLEMENTATION

City has invested just over $4 million since 2012 when they first partnered with the neighborhood association. This has been leveraged by a total of $1.85 million in private investment which includes both residential and commercial permits. Notable projects include DealerSocket rehabilitation on N Main Street, elimination of 4 blighted homes, installation of two new community spaces and infrastructure improvements to include new streets, signage, and terrace trees.

NEIGHBORHOOD IMPROVEMENTS
City staff has worked with residents of the Millers Bay Neighborhood Association to complete a neighborhood plan in 2015. The neighborhood association has partnered to reinvest in the exterior of Emmeline Cook Elementary School and beautification of George Washington Triangle on the corner of Menominee Drive and New York Avenue. In 2017, the neighborhood association will work to complete a streetscape design plan for their neighborhood.
**Stevens Park Neighborhood Plan**

City staff worked with residents of the Stevens Park Neighborhood Association to complete a neighborhood plan in 2016. Stevens Park has been the recipient of many public investments over the last five years including over $350,000 towards upgrades within their neighborhood park. The City’s 5-Year CIP also includes reconstruction of multiple neighborhood streets.

Neighborhood Improvements
River East Neighborhood Plan

City staff is currently working with residents of the River East Neighborhood Association to complete a neighborhood plan. In 2016, multiple streets within the River East neighborhood were reconstructed. Future projects will include revitalization of William Waters Plaza which is slated to occur in 2018 in conjunction with the Washington Street reconstruction project.
PUBLIC IMPROVEMENTS

- George Washington Triangle Landscaping, Lighting, & Pathway
- Middle Village Green Space & Community Garden
- Neighborhood Identification Signage
- Terrace Tree Plantings
Regulatory Approaches – A few sticks.

1. Rental Inspection Program - Registration and tenant approved - various iterations over the last few years.
2. Pro-active inspections throughout City.
3. See-Click-Fix.
Oshkosh, WI

Service Providers in This Area

City of Oshkosh
2,147
Requests Resolved All Time

View Requests   New Request
Partnerships – ONE Oshkosh

1. Housing Authority – single family and multi-family rehabilitation and construction
2. Habitat for Humanity – Rock the Block, blight removal, Community Foundation support
3. ADVOCAP – Youth build
4. Greater Oshkosh Healthy Neighborhoods – Neighborhood support and Housing rehabilitation
Multiple new programs have been developed to support neighborhood revitalization. Middle Village was the first neighborhood to have access to these programs. Since becoming available, four property owners have invested in sizable improvements at their homes.

Grove Street Project – Habitat for Humanity, Oshkosh Housing Authority and City of Oshkosh are collaborating to build four new affordable housing units on a vacant tract of land on Grove Street between E. Parkway Avenue and Cleveland Street.

Fresh Start Project – ADVOCAP and City of Oshkosh are collaborating to build a new affordable single family home located at 654 Frederick Street in Middle Village. This will be the first home built under the Fresh Start Program in Winnebago County.
Neighborhood Associations
Making Oshkosh a Desirable Place to Live

Neighborhood Management

Image

Market

Physical Conditions
Plans for the Future

2. Housing Needs Assessment update – What is workforce housing, what is affordable housing?