

Welcome to the 2017 Beloit Housing Conference



Today's Logistics

- * Facility Reminders
- * Sign-in & Nametags
- * Format: Presentations + Q&A
- * Breakfast by Blender Café
- * Lunch by Bagels & More

Thanks to our Sponsors: City of Beloit,
GBEDC, and Beloit Public Library



Today's Schedule

- * 8:45 Market Snapshot
 - * Mike Marquette, Century 21 Affiliated
- * 9:30 Housing Challenges/Barriers
 - * Infrastructure – Frank McKearn, Batterman
 - * Group Discussion
- * 10:15 Morning Break
- * 10:30 Housing Solutions/Strategies
 - * Community Concierge – Maggie Littlefield
 - * Neighborhood Revitalization – Teri Downing, City of Beloit
 - * Future Planning – Drew Pennington, City of Beloit
- * 11:30 Networking Lunch

Questions That Brought Us Here

- * What is the current status of the market?
- * Why has job growth ≠ housing growth during ongoing revitalization

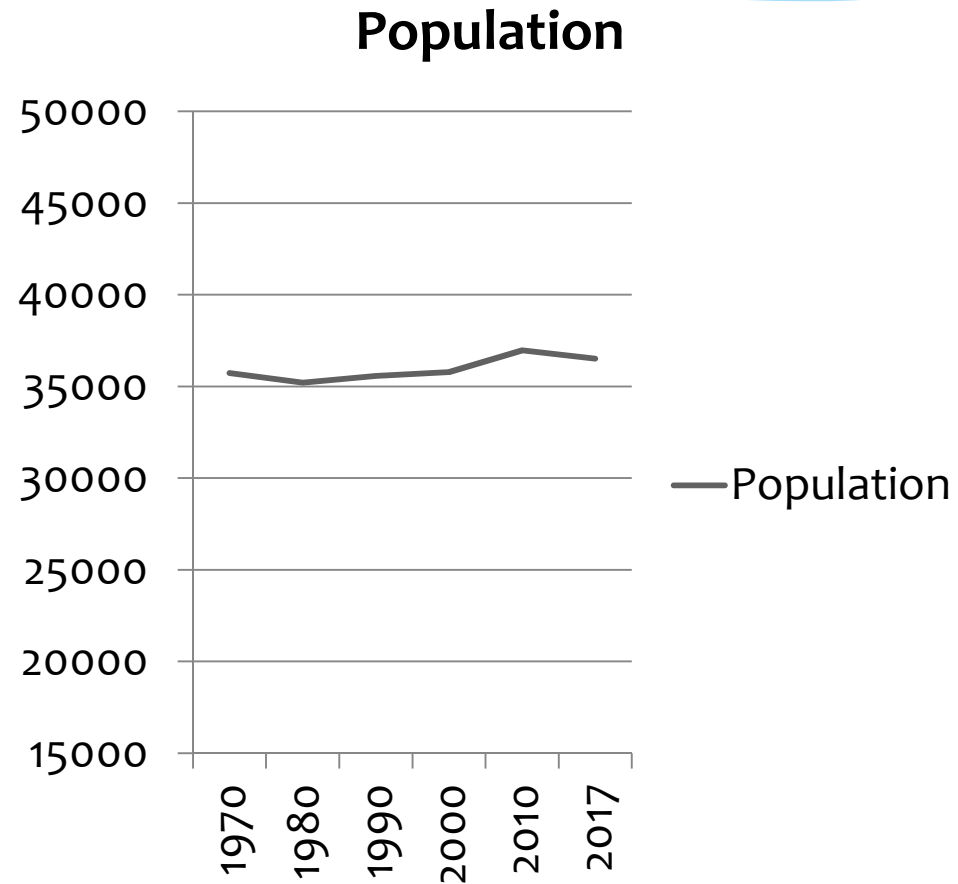


Source: Greater Beloit Chamber of Commerce



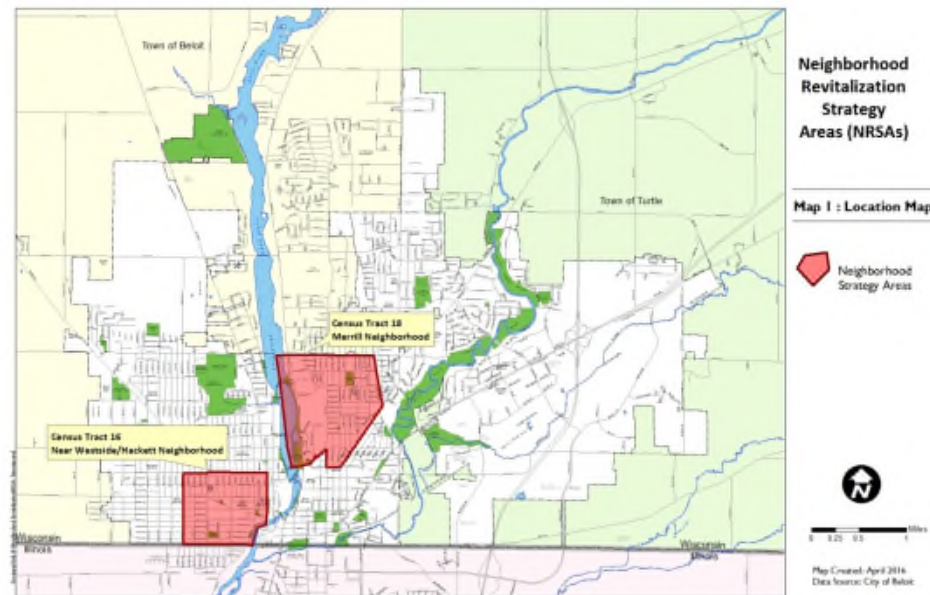
City of Beloit Population

- * 1970: 35,729
- * 1980: 35,207
- * 1990: 35,573
- * 2000: 35,775
- * 2010: 36,966
- * 2017: 36,520



Key Ideas & Questions

- * Housing is key to quality of life, workforce development, attracting residents, stabilizing neighborhoods, and improving equity
- * Can we coordinate all of the public, private, and nonprofit sector housing initiatives?



Presenter #1

- * 8:45 Market Snapshot
 - * Mike Marquette, Century 21 Affiliated

Supply Side Response

* Single-Family Permits

* 2012: 2

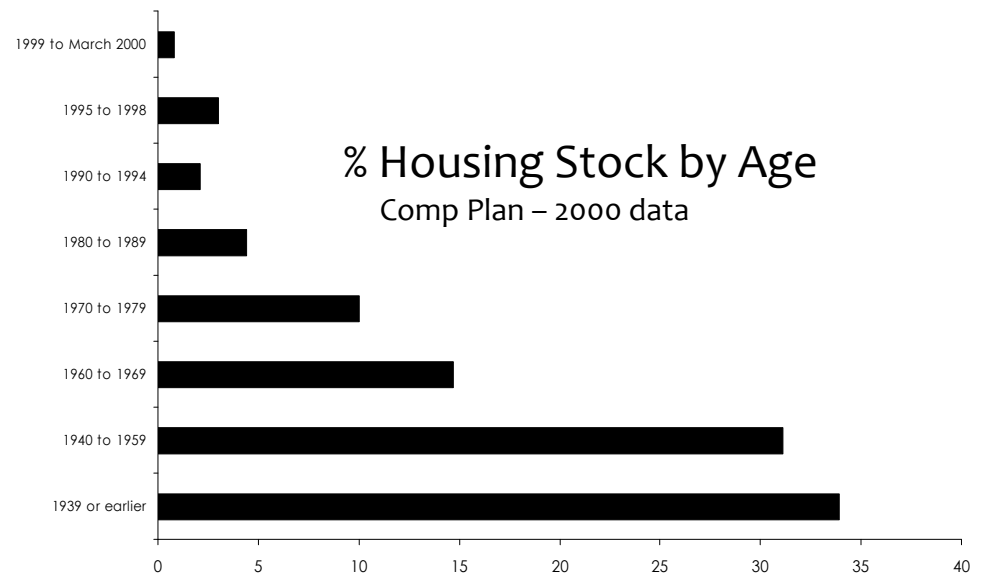
* 2013: 8

* 2014: 6

* 2015: 6

* 2016: 10

* 2017: 4 (thru July)



Recently Proposed Projects

- * Eagles Ridge 2 & 3 (28 Lots)
- * The Oaks No. 2 (24 Lots)
- * Hawk's Ridge (≤ 208 units)
- * Kadlec Condo Apts (42 units)
- * Rehabs increasing



New Housing Challenges/Barriers

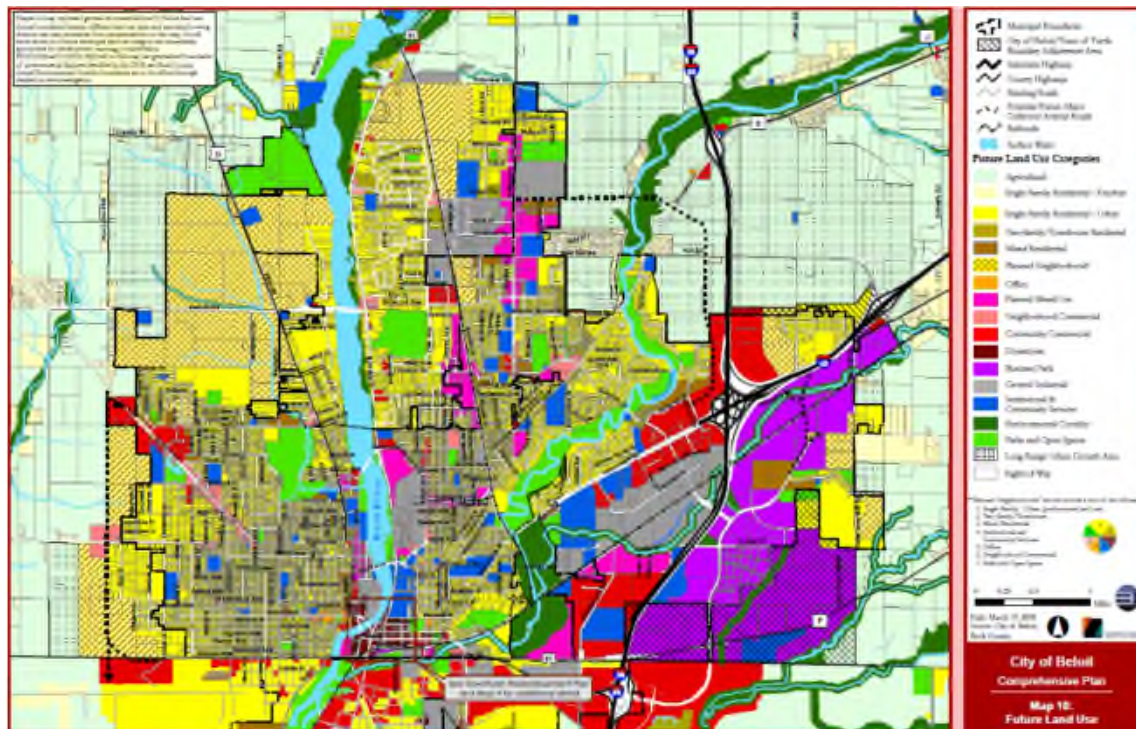
- * Group Input: What are the barriers to new housing starts?
- * Is the ratio of infrastructure cost to values too high?
- * Presenter #2
 - * Frank McKearn, PE, R.H.
Batterman & Co.



Housing Solutions/Strategies

- * A few quick examples from our presenters:
 - * Community Concierge – Maggie Littlefield, Chamber/Gateway
 - * Neighborhood Revitalization – Teri Downing, City of Beloit
 - * Future Planning – Drew Pennington, City of Beloit

Future Land Use Map



Future Land Use & Housing Policies

- * Single-Family and Planned Neighborhood focus
 - * Minimum of 65% single-family detached
 - * Max of 15% duplex and 20% multifamily residential
 - * Mixture of types, affordability, with density of 4-8 units/acre
 - * Compatible, sensitive residential infill is encouraged
- * Regulations
 - * Zoning Ordinance (lot size, dwelling size, design standards)
 - * Subdivision Ordinance (layout, required improvements)
 - * Historic Preservation Ordinance (historic districts only)

Wrap-Up: Action Steps & Roles

- * Group Discussion:
 - * Where is new development pressure likely to occur?
 - * What is the role of the private vs. public vs. nonprofit?
 - * Should the City rewrite/emphasize a Housing Plan?

Thank You For Attending