

Figure 8.3: Need for Assisted Rental Housing in Village, 1999

	2000 Assisted Rental Need	2000 Need*	1999 Supply	% of Need Met	Est. Persons/Families with Unmet Needs
Elderly Units	58	40	68.6%	18	
Family Units	44	2	4.5%	42	

Source: U.S. Bureau of the Census, U.S. HUD, Wisconsin Housing and Economic Development Authority and Dane County Regional Planning Commission

** Need indicated by U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS).*

There were an estimated 441 rental units (including both two- and multi-family residential units) in the Village in 2000.

C. Housing and Neighborhood Development Goals, Objectives, and Policies

Goal:

1. Provide safe, affordable housing for all Cottage Grove residents.

Objectives:

1. Provide a range of housing sites in the Village of Cottage Grove.
2. Design mixed housing neighborhoods that provide a range of housing types, densities, and costs, which maintain the predominantly single-family character of the community.
3. Locate essential community facilities such as schools, churches, libraries, and community centers in strategic locations that provide convenient access to residential neighborhoods.
4. Design neighborhoods that are well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities.
5. Encourage Village landowners to open up suitable undeveloped areas for new residential development as the need arises.
6. Create attractive and safe neighborhoods that are well-served by essential municipal services and facilities (sanitary sewer, municipal water, stormwater management facilities, police, fire, etc.).

Policies:

1. Provide for a wide variety of dwelling unit types within zoning districts through conditional use process, with detailed standards for setbacks, required open space, and landscaped buffers in rear and side yards for types of units which are not typical to the zoning district.
2. Adhere to the *Comprehensive Plan* for limits on the location and density of development.
3. Sufficient school capacity to accommodate new students should be a minimum standard for all residential development.
4. See Policies under Land Use (Residential Development).

D. Housing & Neighborhood Development Programs and Recommendations

Housing Balance Plan

The Village should attempt to ensure that the historic balance between owner-occupied housing (approximately 70 percent) and rental housing (approximately 30 percent) remains stable. This is important to retain the community’s existing character. To implement this important objective, the Village should consider any new residential subdivisions based on a Detailed Neighborhood Plan (discussed in the Planned Neighborhood section of the Land Use Chapter) that pre-identifies an appropriate mixture and arrangement

of areas for single-family, attached single-family, two-family, and both small-scale and mid-scale multi-family housing development. The Planned Neighborhood provisions of this *Plan* are designed to promote a balance of residential dwelling types and to provide sound housing for a **side wide** range of incomes.

Affordable Housing/Rehabilitation Programs

The Village should support programs that provide affordable housing to low-income and moderate-income families in the community. These programs include the Community Development Block Grant (CDBG) program to undertake housing rehabilitation projects for low-to-middle income families, home mortgage and improvement loans from WHEDA, and home repair grants from the USDA. The Village could partner with Dane County in a CDBG housing program. The Planned Neighborhood provisions of this *Plan* are designed to promote a balance of residential dwelling types and to provide sound housing for a **side wide** range of incomes.