

2023 Housing Affordability Analysis
Community Development Department



Introduction

In 2018, the Wisconsin Legislature enacted Act 243 requiring municipalities in Wisconsin to complete a Housing Affordability Report no later than January 1, 2020. The City of River Falls received a four-year waiver for this report until January 2024. This requirement was created within Wisconsin Statute 66.10013. The Wisconsin Department of Administration (DOA) requires a municipality with a population of 10,000 or more. In 2022, the estimated population in River Falls, according to the Census Bureau was 16,609.

66.10013 Housing affordability report.

- (1) In this section, "municipality" means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
 - (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
 - (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
 - (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
 - (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 - 1. Meet existing and forecasted housing demand.
 - 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.
- (3) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."

History: 2017 a. 243.

Specific Provisions of Section 66.10013 of the Wisconsin Statutes

Section 66.10013 requires the City of River Falls to prepare a report of the municipality’s implementation of the housing element of the comprehensive plan, it specifically requires this report to contain five specific elements. These required elements for residential land use only are listed below from 2023:

Housing Projects: The City of River Falls approved 5 residential subdivision plats

Name	Acres	# of Lots	# of Dwellings
Uplands (Multi-Family)	4.28	1	106
The Current (Multi-Family)	5	1	106
Oak Hill	34.875	45	45
Thompson Heights	5.5	43	86
SouthPointe 1 st Addition	33.6	34	34
Total	83.25	124	377

Residential Permits – In 2023, the City of River Falls issued the following residential permits and the total fees collected:

Type	# of Permits	Total Fees Collected
Residential New Single Family	67	\$17,921,374
Residential Multi Family	5	\$28,732,562
Residential Single-Family Additions and Alterations	111	\$2,000,667
Subdivision Plats	5	\$38,750
Certified Survey Map	0	0

Analysis

The City of River Falls continues to see a high demand for housing. There is a pronounced need for housing at different levels of affordability and different levels of service. This need is illustrated in the 2022 Housing Needs Analysis.

The community has seen a significant amount of development in both multi-family and single-family housing units. The pace of



development is at or near record highs. Despite this, the amount of development is still not at the level needed to according to the 2022 Housing Needs Analysis.

The City of River Falls Community Development staff reviewed 2023 development. The City is focused on adding affordable housing units, especially more multifamily housing. There is a strong demand for affordable multifamily housing in River Falls and the City is committed on adding more of it to account for the high demand. The City is also focused on developing infill housing which may be more efficient/effective than annexation, particularly for multifamily housing which benefits from close proximity to community destinations.

List of Undeveloped Parcels in the City of River Falls that are zoned for residential development

The City of River Falls contains 96 parcels that are zoned for residential development and are currently undeveloped. The complete list of these parcels is listed below. It is to be noted that the some of the parcels have been platted in the last two years, and likely contain a dwelling unit(s) or will in the near future.

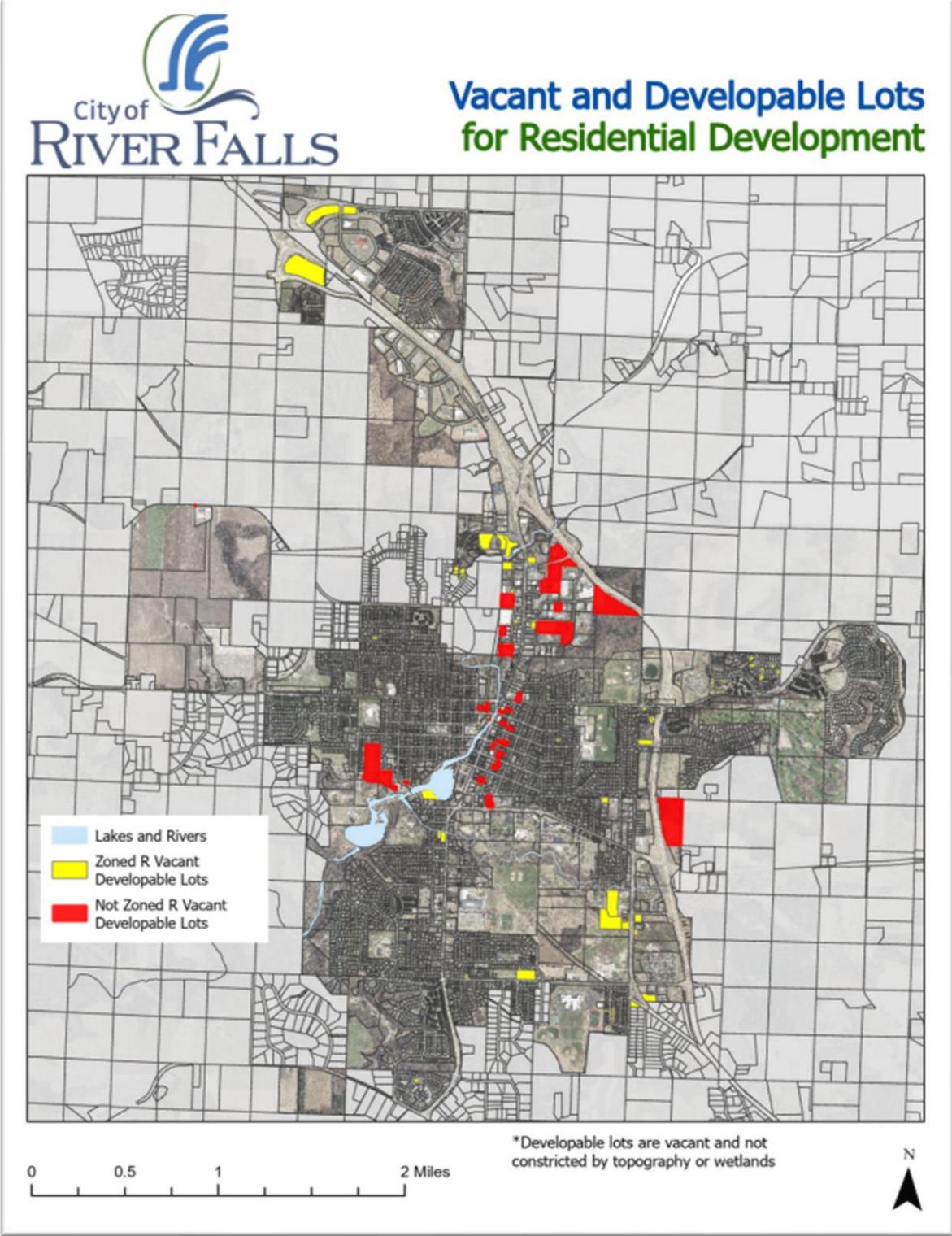
Below is a map and lots showing the undeveloped parcels in the City of River Falls that are zoned for residential development.

Zoned and Buildable Lots

PARCEL NO	PREMISE NO	PREMISE ST	PUBLIC UTILITIES WITHIN 1,000 FEET
276104385100	2		Yes
276104390200	3		Yes
276104390100	6	1221 Riverside Dr	Yes
276104395100	7		Yes
276104350224	47		Yes
276104350216	49		Yes
276104335104	67	125 Quarry Rd	Yes
276105750050	76		Yes
276104690000	166		Yes
276103950000	172		Yes
276103910000	196	708 N Main St	Yes
276108450000	246		Yes
276011110600	295		Yes
276011061050	530		Yes
276111700078	1614		Yes
276111700077	1615		Yes
276111700076	1616		Yes
276111700074	1617		Yes
276111700075	1618		Yes
276111700073	1619		Yes
276111700072	1620		Yes

276111700071	1621		Yes
276111700070	1622		Yes
276111700069	1623		Yes
276111700068	1624		Yes
276111700067	1625		Yes
276111700066	1626		Yes
276111700064	1627		Yes
276111700065	1628		Yes
276111700086	1632		Yes
276111700085	1633		Yes
276111700084	1634		Yes
276011740900	1713		Yes
276011600608	2185		Yes
276011600607	2186		Yes
276013030200	2492		Yes
276010421150	2539		Yes
276011610910	2555		Yes
276011610920	2559		Yes
276010730100	2844		Yes
276104350217	2947		Yes
276011120400	3030		Yes
276011120500	3031		Yes
276013030110	3228		Yes
276013030700	3314		Yes
276013010700	3315		Yes
276013010900	3392		Yes
276110200039	3757		Yes
276110200061	3770		Yes
276110200067	3776		Yes
276110200073	3780		Yes
276110200038	3781	1992 Glacier Ave	Yes
276110200037	3782		Yes
276110200032	3786		Yes
276111700100	3855		Yes
276111700102	3856		Yes
276111700103	3857		Yes
276111700099	3858		Yes
276111700101	3859		Yes
276111700098	3860		Yes
276111700094	3861		Yes
276111700097	3862		Yes
276111700096	3863		Yes
276111700095	3864		Yes
276111700091	3865		Yes

276111700093	3866		Yes
276111700092	3867		Yes
276111700090	3868		Yes
276111700088	3869		Yes
276111700089	3870		Yes
276111700087	3871		Yes
276111700083	3872		Yes
276111700082	3873		Yes
276111700081	3874		Yes
276111700080	3875		Yes
276111700079	3876		Yes
276011600617	4017		Yes
276020591100	4339		Yes
276013100600	4376		Yes
276104395210	4448		Yes
276115013000	4589		Yes
276115014000	4590		Yes
276115017000	4591		Yes
276011240930	4607		Yes
276010730350	4686		Yes
276013100452	4694		Yes
276013100475	4715		Yes
276013100476	4716		Yes
276013100477	4717		Yes
276013100478	4718		Yes
276013100480	4720		Yes
276013100481	4721		Yes
276013020402	4819		Yes
276013020403	4821		Yes
276010421100	4909		Yes
	5057	313 N Eighth St	Yes
276116800000		207 RADIO RD RIVER	Yes
276104385100	2	FALLS, WI 54022	Yes



A list of Undeveloped Parcels in the City of River Falls that are potentially suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

The City of River Falls contains 85 parcels that may be suitable for residential development as noted in the Comprehensive Plan, but currently not zoned for residential development. The parcels noted below would require, at minimum, a rezoning and site plan approval prior to a building permit being issued for new residential development. It is also noted below that every undeveloped parcel does have public facilities within 1,000 feet to serve potential residential development.

Undeveloped Parcels Suitable for Residential Development

PARCEL NO	PREMISE NO	PREMISE ST	ZONING REQ	PUBLIC UTILITIES WITHIN 1,000 FEET
276107140200	1		I2 - Heavy Industrial	Yes
276107140050	12		I2 - Heavy Industrial	Yes
276107140500	13	1174 N Main St	I2 - Heavy Industrial	Yes
276104030118	21		I1 - Industrial	Yes
276104030215	22		I1 - Industrial	Yes
276104030285	25		I1 - Industrial	Yes
276104030285	25		I1 - Industrial	Yes
276104030250	26		I1 - Industrial	Yes
276104335106	42	1481 N Quarry Ct	I2 - Heavy Industrial	Yes
276104109000	44		I2 - Heavy Industrial	Yes
276104310010	55	1374 N Main St	I2 - Heavy Industrial	Yes
276104107050	69		I2 - Heavy Industrial	Yes
276107120000	74	332 Quarry Rd	I2 - Heavy Industrial	Yes
276105740000	83		I1 - Industrial	Yes
276107330050	91		I2 - Heavy Industrial	Yes
276103990100	173		I1 - Industrial	Yes
276104530000	189		I1 - Industrial	Yes
276107320000	221		I1 - Industrial	Yes
276010960900	492	402 N Main St	B1 - General Commercial	Yes
276010750300	520		B2 - Limited Business	Yes
276010750400	521		B2 - Limited Business	Yes
276107140310	578		I2 - Heavy Industrial	Yes
276010090200	718		B2 - Limited Business	Yes
276010030300	804		B2 - Limited Business	Yes
276010030200	811		B2 - Limited Business	Yes
276104595000	925		I1 - Industrial	Yes
276104490000	926		I1 - Industrial	Yes
276104740000	1008		I1 - Industrial	Yes
276104720000	1292		I1 - Industrial	Yes

276010470700	1541		B1 - General	Commercial	Yes
276010080200	1687		B2 - Limited Business		Yes
276010140700	1966		B1 - General	Commercial	Yes
276010750700	1982		B2 - Limited Business		Yes
276100410000	2059		B1 - General	Commercial	Yes
276010470300	2158		B1 - General	Commercial	Yes
276010470900	2166		B1 - General	Commercial	Yes
276010960400	2189		B1 - General	Commercial	Yes
276010600100	2230		B1 - General	Commercial	Yes
276010010700	2339		B2 - Limited Business		Yes
276010020330	2404		B2 - Limited Business		Yes
276010030100	2557		B1 - General	Commercial	Yes
276010050500	2561		B1 - General	Commercial	Yes
276010070500	2607		B2 - Limited Business		Yes
276010081000	2745		B2 - Limited Business		Yes
276010090300	2759		I1 - Industrial		Yes
276010730100	2844		B1 - General	Commercial	Yes
276010140800	2848		I1 - Industrial		Yes
276110640200	2862	201 Arrow Ct	A - Agriculture		Yes
276011581000	2939		B2 - Limited Business		Yes
276010750500	2949		B2 - Limited Business		Yes
276011100700	2966		B2 - Limited Business		Yes
276013030110	3228		B2 - Limited Business		Yes
276013030700	3314		B2 - Limited Business		Yes
276013010700	3315		B2 - Limited Business		Yes
276013011000	3355	1230 S Wasson Ln	B2 - Limited Business		Yes
276013010900	3392		B2 - Limited Business		Yes
276104030135	3722		I1 - Industrial		Yes
276011040500	3729		I1 - Industrial		Yes
276104030188	3910		I1 - Industrial		Yes
276104030400	3918		I1 - Industrial		Yes
276104120101	3926		I1 - Industrial		Yes
276110805993	3933		I1 - Industrial		Yes
276104120050	3966	265 Mound View Rd	I2 - Heavy Industrial		Yes
276104120000	4004		I2 - Heavy Industrial		Yes

276115016025	4502	I1 - Industrial	Yes
276104105000	4503	I2 - Heavy Industrial	Yes
276104030164	4541	I1 - Industrial	Yes
276114900100	4572	I2 - Heavy Industrial	Yes
276114900000	4573	I2 - Heavy Industrial	Yes
276114900000	4573	I2 - Heavy Industrial	Yes
276115004000	4582	I1 - Industrial	Yes
276115016005	4584	I1 - Industrial	Yes
276011260600	4594	I1 - Industrial	Yes
276104030300	4614	I1 - Industrial	Yes
276115009120	4616	I1 - Industrial	Yes
276115009120	4616	I1 - Industrial	Yes
276115009090	4617	I1 - Industrial	Yes
276115009111	4618	I1 - Industrial	Yes
276115009111	4618	I1 - Industrial	Yes
276115301000	4619	I1 - Industrial	Yes
276115016050	4780	I1 - Industrial	Yes
276010600550	4822	B1 - Commercial	General Yes
276115009115	4864	I1 - Industrial	Yes
276104120111	5000	I1 - Industrial	Yes
		I1 - Industrial	Yes

An analysis of the municipality’s residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. Meet existing and forecasted housing demand.
2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Forecasted Housing Demand

The forecasted housing demand is shown below with the Housing Unit Projections for River Falls from the River Falls Housing Needs Study which was completed in 2022. The total number of existing housing units were estimated as 5,904 in 2022. The Housing Need Study found a 45% increase in housing units from 2000 to 2030 while the City’s population is estimated to have a 36% increase from 2000-2030. According to the US Census Bureau, the 2022 estimated population is 16,609 which is close to the forecasted 2022 population.

Housing units

2000 Census	2010 Census	2020 Census	2022 Estimate	2027 Forecast	2030 Forecast	% Increase 2000-2030
4,269	5,150	5,719	5,904	6,081	6,191	45.02%

River Falls Housing Needs Analysis Update

Population

2000 Census	2010 Census	2020 Census	2022 Estimate	2027 Forecast	2030 Forecast	% Increase 2000-2030
12,560	15,000	16,182	16,582	16,903	17,100	36.14%

River Falls Housing Needs Analysis Update

20% Time and Cost Reduction to approve and develop a new Residential Subdivision

A variety of internal and external factors impact residential development timelines. This analysis is purely focused on reducing City review timelines.

To reduce the regulatory approval time frame by the 20% as noted in the State Statues, approximately one month would need to be eliminated. This would be difficult given that State Statutes require rezoning applications with a Class 2 notice, a platting process is also reviewed by the State of Wisconsin, and the dates of regularly scheduled Plan Commission and Council meetings. The River Falls Plan Commission meets the first Tuesday of every month, but the development review process may take around 45 days for approval, pending what is in the queue or what entitlements are needed. Staff works with applicants to make the process easier and more efficient.

If the project proposal is a permitted use and meets all other ordinance requirements, staff can conduct an internal staff review to approve a project. A recent example of a project that went through staff review took only 1.5 months from plan submittal to letters of approval. This is just one example, and results may vary based upon project details and complexity.

The City encourages a rezoning application and preliminary plat to be submitted together to reduce the process by one month.

Fee Schedule

The City has remained relatively steady with their fees in comparison to other cities in the region. Fees have remained nearly unchanged over the last 20 years. But fees may need to be updated in the near future to more accurately cover the costs associated with permitting development. The City will conduct a fee study to look further into the issue.

<u>FEE DESCRIPTION</u>	<u>RATE</u>
Building Code	
Building Permit Fees - New Construction, Alterations, Additions, and Repairs	Estimated Building Cost must represent a reasonable value which includes both labor and materials. If only the materials cost is presented, the City will determine the total Estimated Building Cost by multiplying the material value by 1.5.
\$1.00 to \$500.00	\$22.50
\$501.00 to \$2,000.00	\$22.50 for the first \$500 plus \$3 for each additional \$100, or fraction thereof, to and including \$2,000

\$2,001.00 to \$25,000.00	\$67.50 for the first \$2,000 plus \$13.50 for each additional \$1,000, or fraction thereof, to and including \$25,000			
\$25,001.00 to \$50,000.00	\$378 for the first \$25,000 plus \$9.75 for each additional \$1,000, or fraction thereof, to and including \$50,000			
\$50,001.00 to \$100,000.00	\$621.75 for the first \$50,000 plus \$6.75 for each additional \$1,000, or fraction thereof, to and including \$100,000			
\$100,001.00 to \$500,000.00	\$959.25 for the first \$100,000 plus \$5.25 for each additional \$1,000, or fraction thereof, to and including \$500,000			
\$500,001.00 to \$1,000,000.00	\$3,059.25 for the first \$500,000 plus \$4.50 for each additional \$1,000, or fraction thereof, to and including \$1,000,000			
\$1,000,001.00 and up	\$5,309.25 for the first \$1,000,000 plus \$3.00 for each additional \$1,000, or fraction thereof			
Impact Fees - Park/Fire/Library Facilities	Single Family Per Dwelling	Multi-Family Per Dwelling	Non-Residential Per Improvement Sq. Ft.	
Park Facilities	\$577.28	\$463.96	\$0.23	
Library Facilities	\$352.09	\$352.09	N/A	
Fire Facilities	\$345.71	\$277.85	\$0.03	
Impact Fees - Water/Sewer	Fees based on 70 REU, Equivalent Meters (5/8" & 3/4" meter = 1 REU)			
Meter Size	Ratio	Water Impact Fee	Sewer Connection Fee	Total Fee
3/4"	1	\$2,454	\$1,724	\$4,178
1"	2.5	\$6,138	\$4,312	\$10,450
1 1/2"	5	\$12,276	\$8,622	\$20,898
2"	8	\$19,642	\$13,794	\$33,436
3"	15	\$36,829	\$25,864	\$62,693
4"	25	\$61,381	\$43,077	\$104,458
6"	50	\$122,764	\$86,215	\$208,979

8" or larger	80	\$196,423	\$137,945	\$334,368
Planning Department				
Annexation	All capital costs and capital costs study to be borne by property owners petitioning annexation			
Annexation Review Fee (City)	\$520 initial filing fee; plus \$2,800 10 acres or less; \$4,000 10.01-50 acres; \$5,500 10.01-100 acres; \$7,500 100+ acres			
Board of Appeals - City	\$670 single family residences; \$1,275 multifamily and non-residential			
Board of Appeals - ETZ	\$1,650			
Certified Survey Map	\$750, up to 4 lots within or outside the City			
Minor Subdivisions	See Certified Survey Map fees			
Certified Survey Map - Appeals	\$1,450			
Downtown Design Review Committee Appeal	\$150			
Fence Permit	\$50			
Home Occupation Permit	\$50			
Land Management Plan Approval - Managed Natural Landscaping	N/A			
Park Land Dedication Fee	\$780 per residential unit; commercial/industrial: \$1,000 up to 5,000 sq. ft. gross floor area, plus \$100 for each additional 1,000 sq. ft. gross floor area			
Planned Unit Developments (PUDs)				
General Development Plan (PUD)	\$3,875 (If submitted as a preliminary plat, the preliminary plat fee holds and the GDP fee is waived)			
Specific Development Plan (PUD)	\$4,150 (If submitted as a final plat, the final plat fee holds and the SIP fee is waived)			
Planning/Admin Costs (General Plan Review)	Base Fee \$100 + \$50 per hour			
Plats				
Preliminary Plat	\$5,950 for 5-50 lots; \$8,925 50+ lots			
Reapplication Fee - Preliminary Plat	\$6,350 Major; \$1,925 Minor			
Final Plat	\$7,750 for 5-50 lots; \$10,725 for 50+ lots			
Reapplication Fee - Final Plat	\$1,150			

Land Use Controls

Residential development within the City of River Falls is managed primarily through the subdivision and zoning code. The zoning code of River Falls has five different residential zoning districts. The City's single-family Zoning Districts include RS Single-Family Suburban and R1 Single Family (Low Density) that range from a minimum lot size of 7,500 square feet to a maximum of 15,000 square feet. Multi-family zoning Districts are orientated in R-2 and R-3 which both have a minimum lot area of 7,500 square feet. Lastly, the City has a Traditional Neighborhood

Development (TND) zoning to make neighborhoods more walkable. A TND shall have approximately thirty (30) percent of the residential units designated for attached houses (multifamily) and small lot (fifty (50) feet or less in width) detached houses. The City of River Falls has a minimum and maximum footage for planned developments and residential zoning projects which can reduce lot area, building height, lot width, front yard, rear yard, side interior lot, side corner, and setback. These allow flexibility withing the proposed development.

The City of River Falls also utilizes Planned Unit Development (PUD) which allows for additional development with flexibility and regulations specific to a site. For example, the City may use PUD to provide flexibility on setbacks or parking with a muti-family development and lot size and setbacks for single- and two-family development.

Multifamily residential design standards apply to dwellings designed for and containing three or more dwelling units including units that are located one over another, the occupants of which live independently of each other.

1. Developments shall be oriented so that the main facade faces the public street or the development's private street adjoining its site with some degree of setback variation in order to provide visual interest.
2. Multifamily units shall be built close to the street setback line with front doors oriented towards the street.

Developers must also keep in mind Historical Preservation and Historic residential design guidelines in the City of River Falls.

The City also has zoning for parking spaces and facilities.

A. Off-Street Parking Facilities Providing for Four or Less Vehicles. Proposals are reviewed by the city zoning administrator and upon approval the required building permits are issued. No fee is required.

B. Accessory Off-Street Parking Facilities. All off-street parking facility proposals that are either required to support a specific principal use or are accessory to an existing principal use shall be reviewed for compliance with this section as part of the review of the overall development proposal. A separate plot plan shall be required for parking facilities to support existing uses. No permit fees shall be applicable for parking lots used to support principal uses.

C. Off-Street Parking Facilities as a Special Use. All off-street parking facilities that are proposed as a special use shall be subject to the conditions and specifications that are determined through the special use process as outlined in Section 17.104.040. In addition, a building permit fee shall be payable at the time of application. A fee shall be charged for each of the first thirty (30) parking spaces, and for each space in excess of thirty (30). The fees will be set from time to time by resolution of the city council.

Site Improvement Requirements

The City of River Falls requires standard improvements for new subdivision including paved streets, curb/gutter, public water, sewer, gas and electric, sidewalks, and stormwater management.

Fees and Land Dedication Requirements

The City of River Falls does require Impact Fees for all new developments in River Falls (Impact fees are in the Fee Schedule). The purpose of establishing these fees is to collect from new developments for the capital costs of acquiring, establishing, upgrading, expanding, and constructing public facilities that are necessary to accommodate that development. This helps assure that new development bears an appropriate share of the cost of capital expenditures to provide public facilities. New development includes new buildings and upgrades to existing structures.

For land dedication, whenever a development is platted, the developer is required to dedicate land for parks, playgrounds, and other open space purposes. The dedication must be equal to 10% gross area of all property within the plat and must be reviewed and approved by the Park and Recreation Board. If it is determined that a land dedication is not in the public interest, the developer will be required to pay a dedication fee in lieu of land dedication. Dedication fees are established through periodic fee needs assessments as implemented from time to time upon resolutions adopted by the Common Council.

In 2023, the average total permit fees on approved multifamily development projects (106 units in total) were \$31,010.5. Also, the total net fees for approved single-family dwellings was an average of \$1,848.19.

Permit Procedures

The City of River Falls requires building permits for new home construction, new windows or door installations, building additions, building alterations/remodeling (basement finish), razing a structure, demolition (gut or remove) a portion of a structure, new driveway or parking area expansion, repair fire or water damage, sheds 150 sq ft or larger in size, fence installation, new and replacement deck, stoop, stairs, fireplaces, gas or wood inserts, plumbing work (except faucet replacement), electrical work (except light fixture or receptacle replacement), new furnace, air conditioning, or duct work, and/or portable garages/carports.

To obtain a permit, applicants call the City of River Falls Inspection Department at 715-426-3427 to make an appointment to obtain a building permit prior to beginning a project. A building permit application, building plans and specs, and permit fee must be submitted. Applications are available at City Hall and online at rfcity.org.

Development Review Process

Development review is required for all new multi-family, special use and non-residential development projects (including building additions). River Falls operates a staff driven review process. Most reviews do not include Plan Commission or City Council review; however, staff and/or the developer could take the process to the governing bodies if deemed necessary.

- **STEP ONE: INFORMAL PRE-APPLICATION MEETING**
- **STEP TWO: APPLICATION SUBMITTAL AND INTERNAL REVIEW**
- **STEP THREE: DEVELOPMENT REVIEW TEAM MEETING**
- **STEP FOUR: DEVELOPMENT REVIEW LETTER AND REVISIONS**
- **STEP FIVE: FINAL REVIEW AND APPROVAL**
- **STEP SIX: PRECONSTRUCTION MEETING (FOR PROJECTS REQUIRING A DEVELOPMENT AGREEMENT)**
- **STEP SEVEN: BUILDING PERMIT**
- **STEP EIGHT: CERTIFICATE OF OCCUPANCY**
- **STEP NINE: PROJECT COMPLETION AND CERTIFICATE OF COMPLETION**

Analyze or Identify ways to modify construction and development

The City of River Falls and the Community Development Department recognize that development and redevelopment activities are important and should be done within a timely manner. To ensure flexibility, the City utilizes a planned development ordinance within the zoning code.

The City of River Falls adopted an update to its Comprehensive Plan in 2023. The Plan provided a variety of recommendations to address affordability, including but not limited to: adopt ADU ordinance, reduce open space requirements, re-examine parking minimums, encourage “missing middle” housing, decrease minimum lot size. The Comprehensive Plan seeks to promote flexibility in development and the City will continue its efforts to amend the ordinance, and critique its review process to make housing construction as efficient and effective as possible.

Prior to 2018, there was a lack of multi-family living options in River Falls. This led to a number of problems, including high housing costs and a lack of affordable living options in the city. As a result of this increase in supply, multi-family housing is now more abundant in River Falls, but the issue hasn’t been addressed fully to meet the existing and projected housing need. However, recent housing construction has helped to address several of the issues that were previously associated with a lack of multi-family housing options. The graph below shows the increase in multifamily housing dating back to 2015. But per statute 66.10013, the City hasn’t fully addressed all the demand/need for multifamily in numerous categories even with all of the new multifamily projects lined up in the future. The City has made great progress but the housing need is still substantial.

The following graph shows the increase in multifamily housing throughout the years.

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023
Permits Issued (Multifamily)	1	2	1	1	9	9	10	4	4

Conclusion

The City of River Falls has a significant housing deficit as identified in the 2022 Housing Needs Analysis. However, the community has seen development of a variety of housing types in the past several years. Staff has worked to create a system that results in thorough but timely development review and is continuously looking for ways to improve. From a policy perspective, the City’s Comprehensive Plan provides a variety of methods to decrease the cost of new housing and encourage affordability in the community.