



Advocacy Agenda 2024

Board Approved January 23, 2024

The Chippewa Valley Home Builders Association's Government Affairs Committee, staff and leadership will advocate for the building industry on the following issues:

HOUSING FRIENDLY ZONING & ORDINANCES

The Chippewa Valley Home Builders Association (CVHBA) endorses the adoption of housing friendly land use policies and fair building codes that institute minimum standards for the construction industry, safeguard the public and follow established comprehensive plans. The CVHBA will advocate to have a voice in all revisions of land use ordinances and will provide input and feedback to area municipalities that undergo updates to ordinances. The CVHBA also promotes flexible housing zoning and ordinances (i.e. smaller lot sizes, mixed use zoning, infill lot flexibility, etc) as described in the "Enabling Better Places: A User's Guide to Neighborhood Affordability" publication released by the League of Municipalities in conjunction with the Wisconsin Builders Association, Wisconsin Realtors Association, AARP Wisconsin, WHEDA, and NAIOP. This includes advocating for mixed use developments to promote more affordable communities.

The CVHBA will maintain communication with the Wisconsin Builders Association on the implementation of the new "By Right Zoning" Bill passed in 2023 and work with local municipalities on education and communication regarding the new Bill.

Adoption and enforcement of such codes should be executed uniformly by properly trained entities possessing related knowledge and understanding, without political or external influences.

RESPONSIBLE LAND USE

Growth should occur in a manner that ensures the highest and best use for an adequate supply of developable land in a manner which promotes diversity and affordability of housing and the dream of homeownership, while also preserving the local quality of life. The CVHBA will work with area communities on comprehensive plans and will work to ensure municipalities follow established comprehensive plans for future development.

CVHBA's Land Use Goals:

- To advocate for and support developments that align with the CVHBA's position on land use.
- To educate elected officials and the public regarding smart growth and responsible land use.
- Work with comprehensive planning committees to help identify opportunities for future development.

EDUCATION OF ELECTED OFFICIALS & PUBLIC

The Chippewa Valley Home Builders Association (CVHBA) promotes the education of local elected officials and the public regarding the process of developing land, the role of comprehensive plans, housing friendly zoning and ordinances, responsible land use, the demand for housing and other issues as outlined in the Advocacy agenda. The CVHBA will also continue to work on educating the community regarding the need for housing in the Chippewa Valley and how "Not In My Back Yard" (NIMBY) impacts development.

INSPECTIONS & PERMITTING

The Chippewa Valley Home Builders Association (CVHBA) will work in partnership with area inspectors, permitting departments and municipalities to share feedback, collaborate on ways to meet the increasing demand for services, facilitate open communication between municipalities and area contractors and improve the building experience for the homeowners. The CVHBA will continue to work with the City of Eau Claire to improve the experience for the building and remodeling community.

The CVHBA discourages increases to permit fees and will oppose any permit fees that are higher than market inflation rates.

IMPACT FEES

Background

- These fees can significantly impact housing affordability.
- Impact fees are charged by a municipality to a developer or a builder in order to generate revenue for funding capital improvements.
- In the Spring of 1994, Wisconsin state statute section 66.55 was created by the state legislature to specify the process for implementing impact fees. The statute also includes language that details how municipalities must identify the correlation between the service provided and the amount charged. State statute section 66.55 is quite clear in defining the types of capital improvements for which municipalities can charge impact fees. The Wisconsin Builders Association supported the enactment of this statute.

Chippewa Valley Home Builders Association (CVHBA) is committed to being a proactive force in the area of impact fees and, where appropriate, works to lower or eliminate proposed or enacted impact fees throughout the jurisdictions in which CVHBA members do business.

AFFORDABLE HOUSING

Housing affordability is critical to the American dream of home ownership. The Chippewa Valley Home Builders Association (CVHBA) supports all efforts to have fair and equitable access to safe, quality, healthy, and stable housing for all individuals and families. The CVHBA is committed to partnering with organizations, committees and task forces to identify constraints to housing affordability and work towards potential solutions.

PARTNERSHIPS

The Chippewa Valley Home Builders Association (CVHBA) will build and maintain collaborative partnerships with other organizations in the CVHBA jurisdiction area to help promote the Advocacy Agenda and address the need for housing. This will include continuing to build on existing relationships with the Eau Claire Area Chamber of Commerce and the Realtors Association of Northwest Wisconsin, along with exploring other opportunities for partnerships as needed.