



Planning – See the Big Picture



A Home for Everyone 2010

July 21, 2010

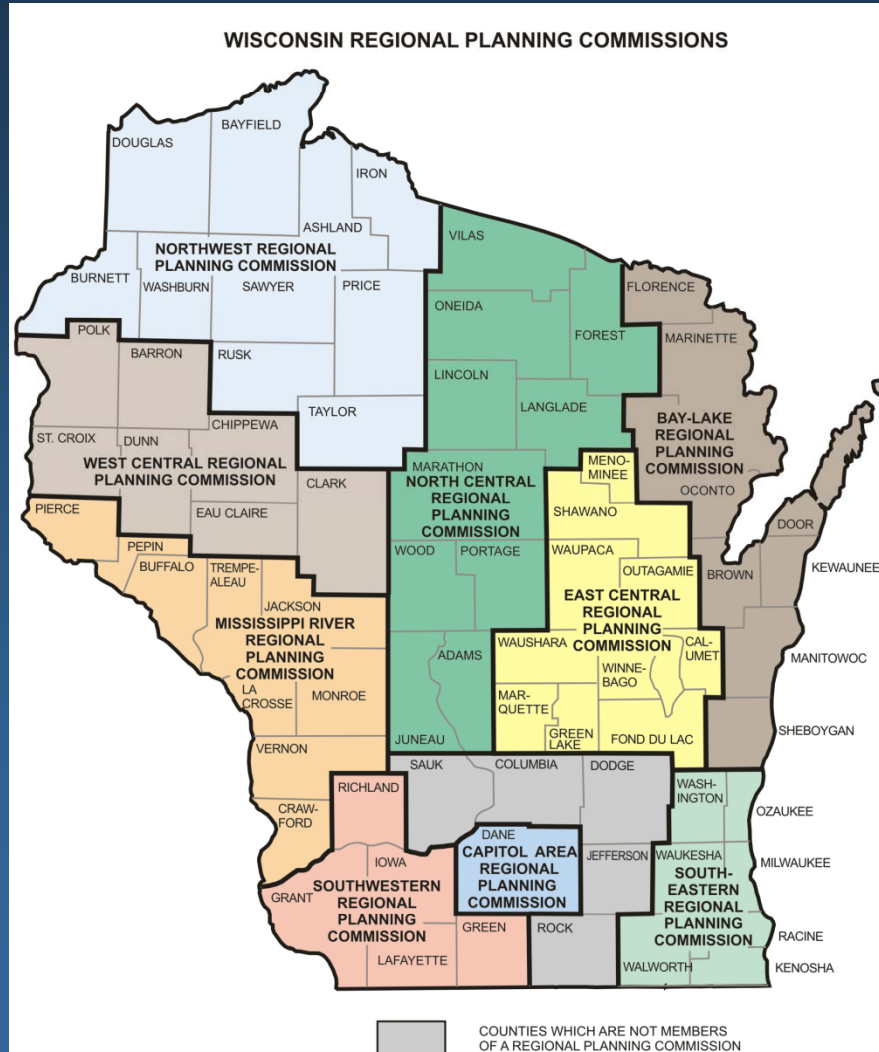


Presentation

- General Background on Regional Planning Commissions (RPCs) and SEWRPC
- Specific Information on the Regional Housing Plan



Regional Planning Commissions





Regional Planning Commissions

- Authorized by Section 66.0309 of the Wisconsin Statutes
 - Established by the Governor in response to resolutions adopted by county and local governments
 - RPC plans and recommendations are advisory to county and local governments in the region
- Regional planning is a partnership with State, County, and local governments
- Preparation of each plan is typically guided by an Advisory Committee that includes public and private interests
- Typically a 10-year planning cycle; minimum 20-year planning horizon



Regional Plans

Primary RPC responsibility is to prepare a plan for the physical development of the Region, including urban and rural land uses and public improvements, with emphasis on multi-jurisdictional facilities and concerns





Regional Plans

Regional Land Use Plan

- Based on projections of future population, household, and employment levels
- Recommends future land use pattern, including locations for job centers, housing, environmental corridors, and limits of areas to be served by public sewerage and water systems





Regional Plans

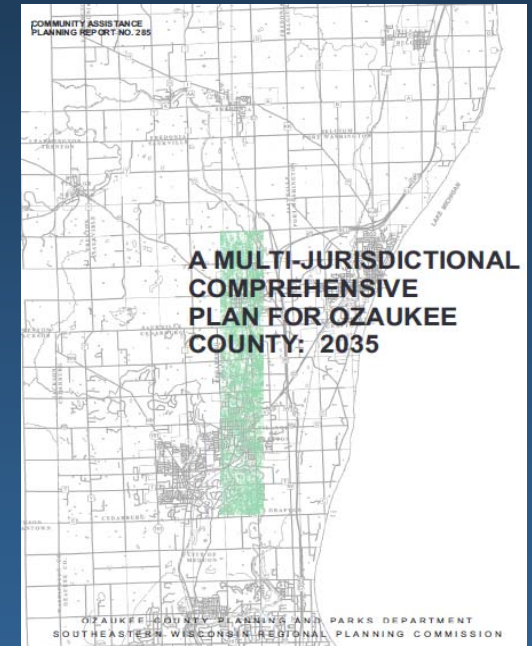
- Infrastructure/Utility Plans
 - Transportation
 - Sewer Service
 - Water Supply
 - Telecommunications
- Environmental Plans
 - Parks and Open Space
 - Natural Areas/Critical Species Habitat
 - Farmland Preservation
 - Water Quality Management
 - Stormwater Management
 - Lake Management





Local Assistance

- Assistance to County and Local Governments
 - Community Planning
 - Comprehensive Planning
 - Implementing Ordinances
 - Park Plans
 - Planning Guides and Model Ordinances
 - Demographic Data and Projections
 - Economic Development
 - Grant Preparation and Administration
 - CDBG/Housing/Business Development/Outdoor Recreation/Safe Routes to School





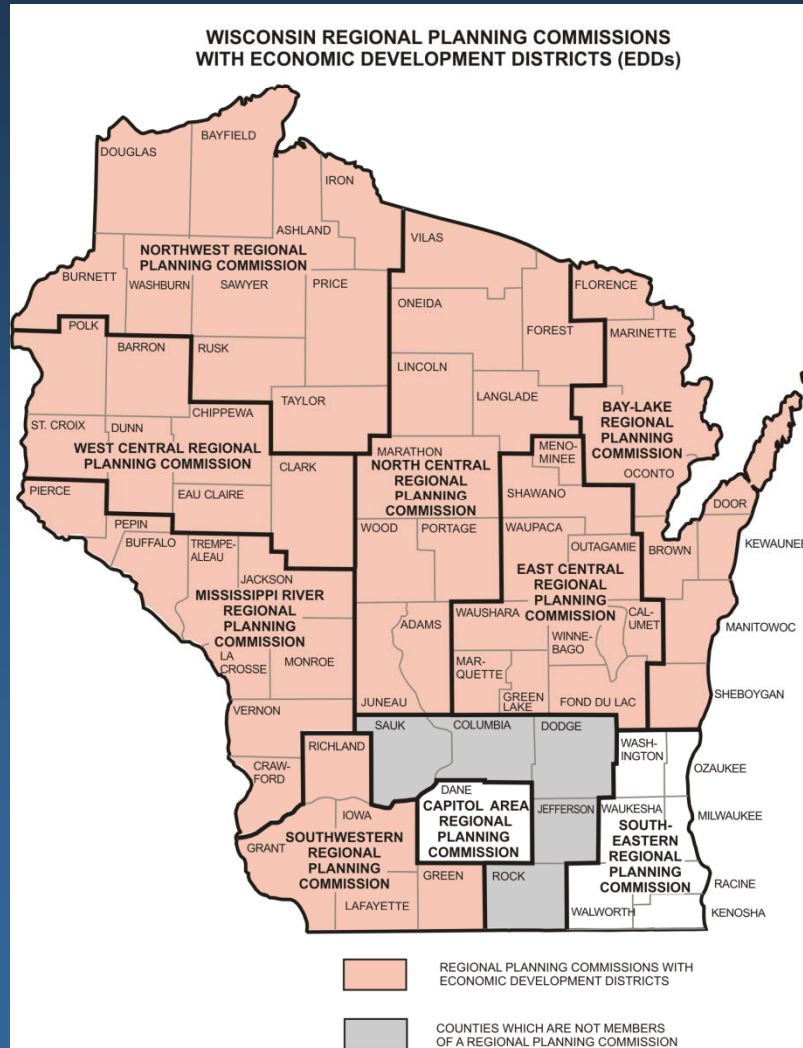
Regional Data

- Data and Maps
 - Orthophotos
 - Regional Data
 - Geographic Information System (GIS)
 - Survey Control





Regional Planning Commissions





Comprehensive Plans

- Assistance to county and local governments to prepare Comprehensive Plans a major focus of RPCs in last decade
- State law requires comprehensive plans to address nine elements:
 - Issues and Opportunities
 - Land Use
 - Agricultural, Natural, and Cultural Resources
 - Housing
 - Economic Development
 - Utilities and Community Facilities
 - Transportation
 - Intergovernmental Cooperation
 - Implementation





Comprehensive Plans

- Housing element required to assess existing housing stock and include policies and programs to “provide a range of housing choices that meet the needs of persons of all incomes levels and age groups and persons with special needs.”
- Housing element prepared as part of regional comprehensive plan:
 - East Central Wisconsin RPC
 - North Central Wisconsin RPC
 - West Central Wisconsin RPC
- All RPCs assisted with housing elements prepared as part of local or county comprehensive plans



SEWRPC is Turning 50!

- The Southeastern Wisconsin Regional Planning Commission (SEWRPC) was established in 1960 and serves the seven counties of Southeastern Wisconsin:

- Kenosha
- Milwaukee
- Ozaukee
- Racine
- Walworth
- Washington
- Waukesha



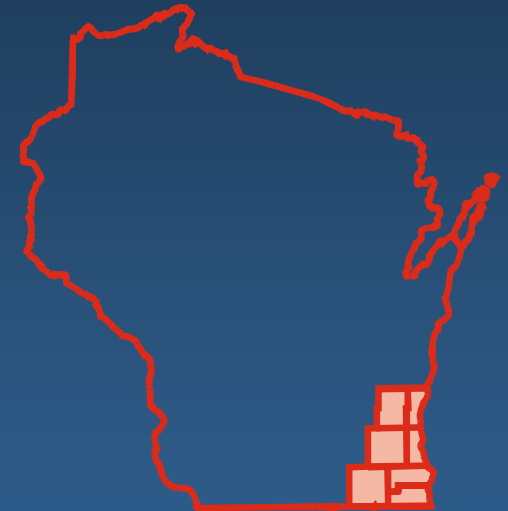
- 146 cities, villages, and towns
- Four urbanized areas
- School, utility, and lake management districts





The SEWRPC Region

- Area: 2,689 square miles: 5% of State
- Population: 2.0 million persons; 35% of State
- Employment: 1.24 million jobs; 36% of State
- Property Value: \$193.2 billion equalized valuation; 38% of State





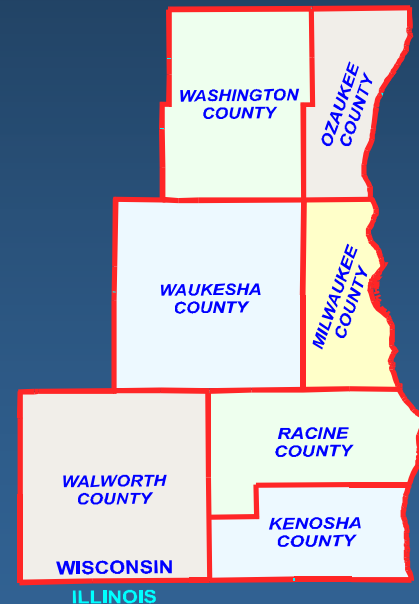
SEWRPC Organization

The Commission consists of 21 members, three from each county:

- One member is appointed by the county board or executive; typically a county board supervisor
- One member is appointed by the Governor
- One member is appointed by the Governor from a list provided by the County Board

Commission employs staff and consultants to assist with planning work

Similar organization for all RPC's comprised of more than one county





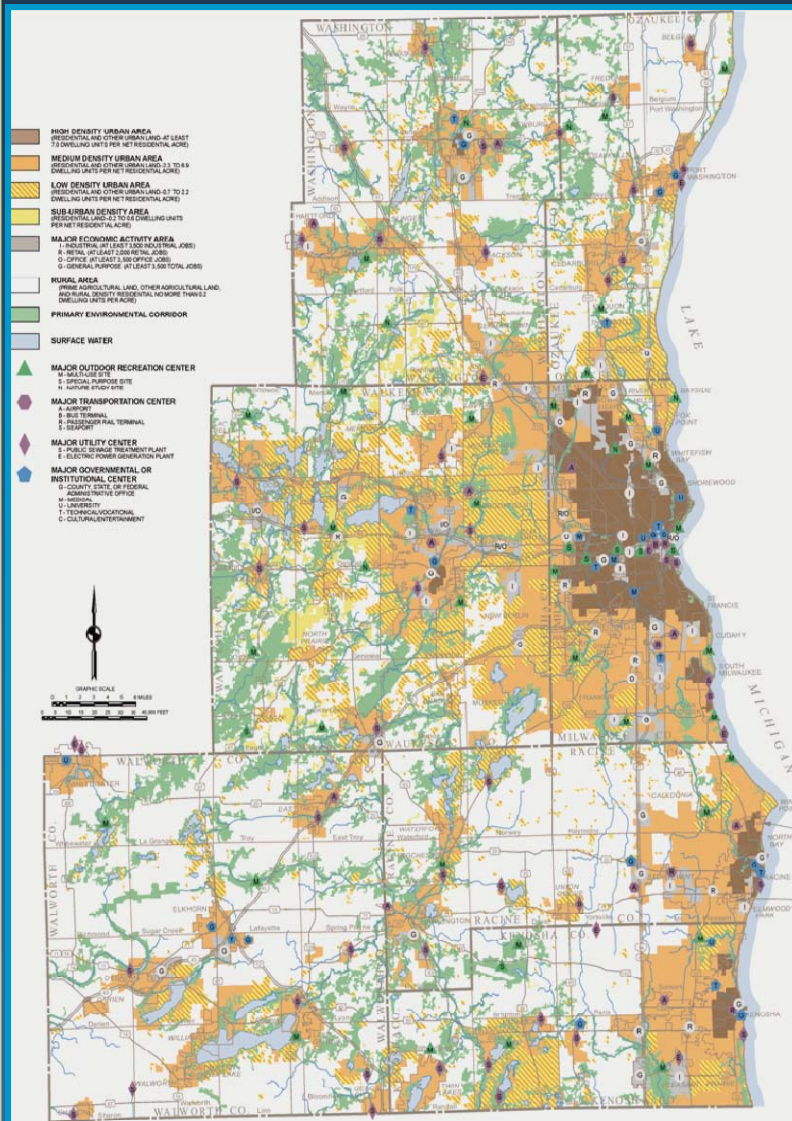
SEWRPC Regional Plans

Regional Land Use Plan

- Provides basis for regional infrastructure and resource protection plans (transportation, park and open space, water quality management, storm water management, water supply, etc.)
- General framework for more detailed county and local plans
- Initial step in preparing regional land use plan includes development of population, household, and employment projections



SEWPRC Regional Plans



Key Recommendations:

- Protect environmentally significant land
- Compact urban development and redevelopment in defined urban service areas
- Preserve prime farmland outside urban service areas
- Minimum 5-acre density in other rural areas



SEWRPC Regional Plans

Regional Transportation Plan

- Transit (Rail and Bus)
- Arterial Streets and Highways
- Bike and Pedestrian
- Demand and Systems Management



Metropolitan Planning Organization (MPO) functions, such as Transportation Improvement Program (TIP)





SEWRPC Regional Plans

Regional Housing Plan

- First regional housing plan adopted in 1975; housing program suspended when Federal funds were eliminated in 1980's
- Due to recent Federal policy changes, SEWRPC given authorization to use Federal transportation funding to help prepare a new housing plan
- The new Regional Housing Plan is underway; anticipated completion date in 2012





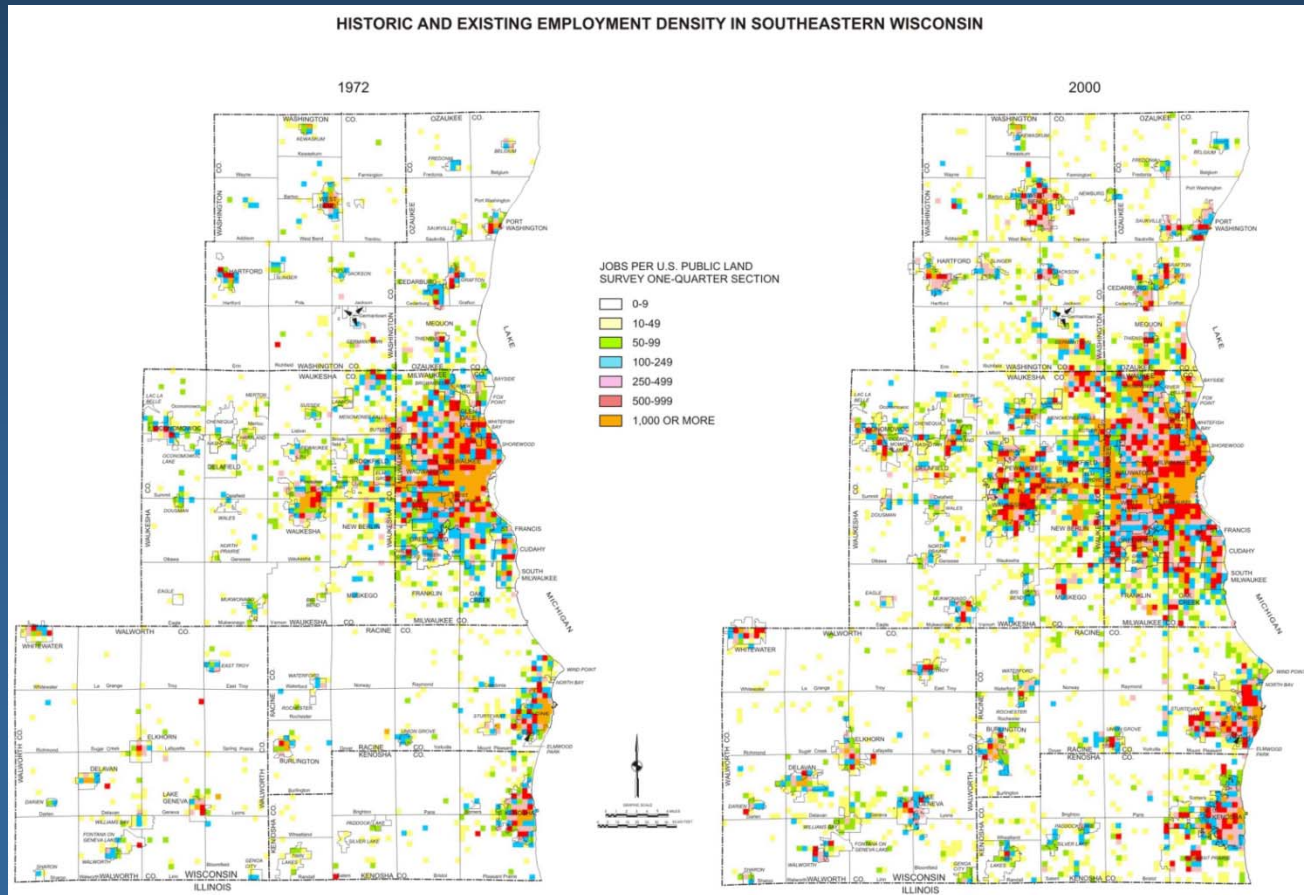
Regional Housing Plan – Why?

- The housing problem in Southeastern Wisconsin:
 - An imbalance between jobs and affordable housing
 - Sustaining the supply of subsidized housing stock
 - A need for accessible housing
 - Housing discrimination
 - Concentration of low-income and minority populations in the Region's central cities
 - Need for sustainable, or environmentally responsible, residential development practices
 - National economic recession and housing crisis



Regional Housing Plan – Why?

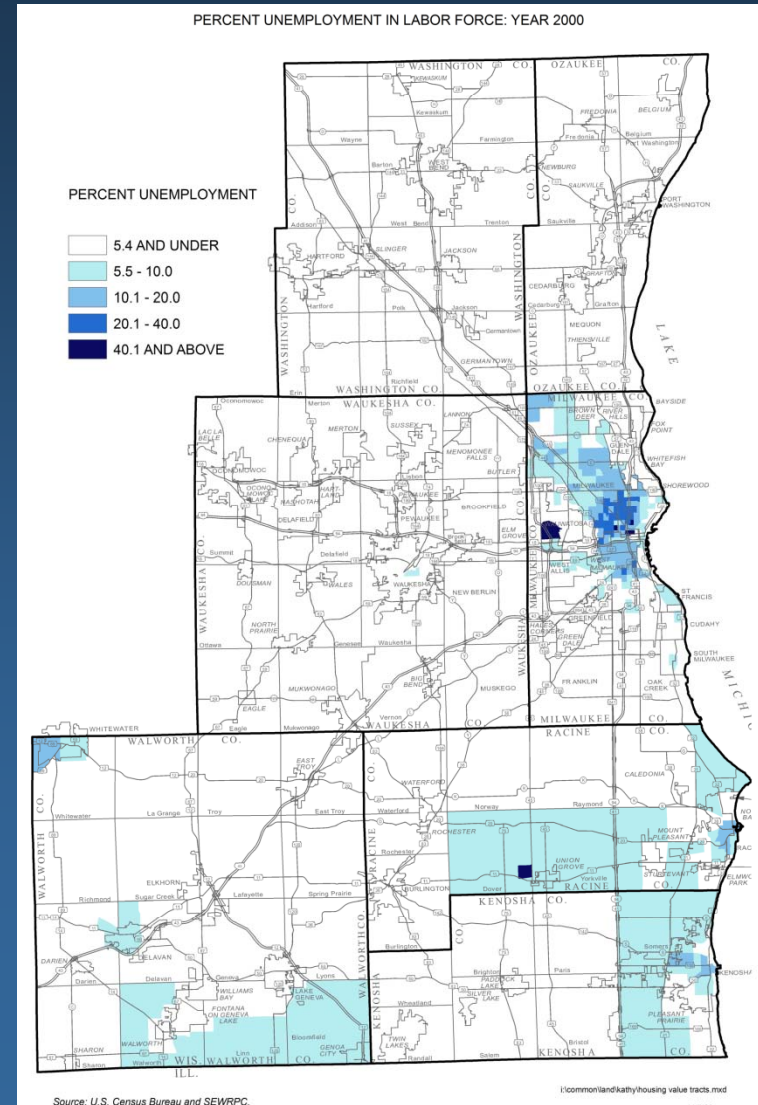
- Changes in employment density
 - Significant increases in employment in outlying parts of the Region's urbanized areas and in the Region's outlying communities





Regional Housing Plan – Why?

- Unemployment is largely concentrated in the Region's central cities: Milwaukee, Racine, and Kenosha

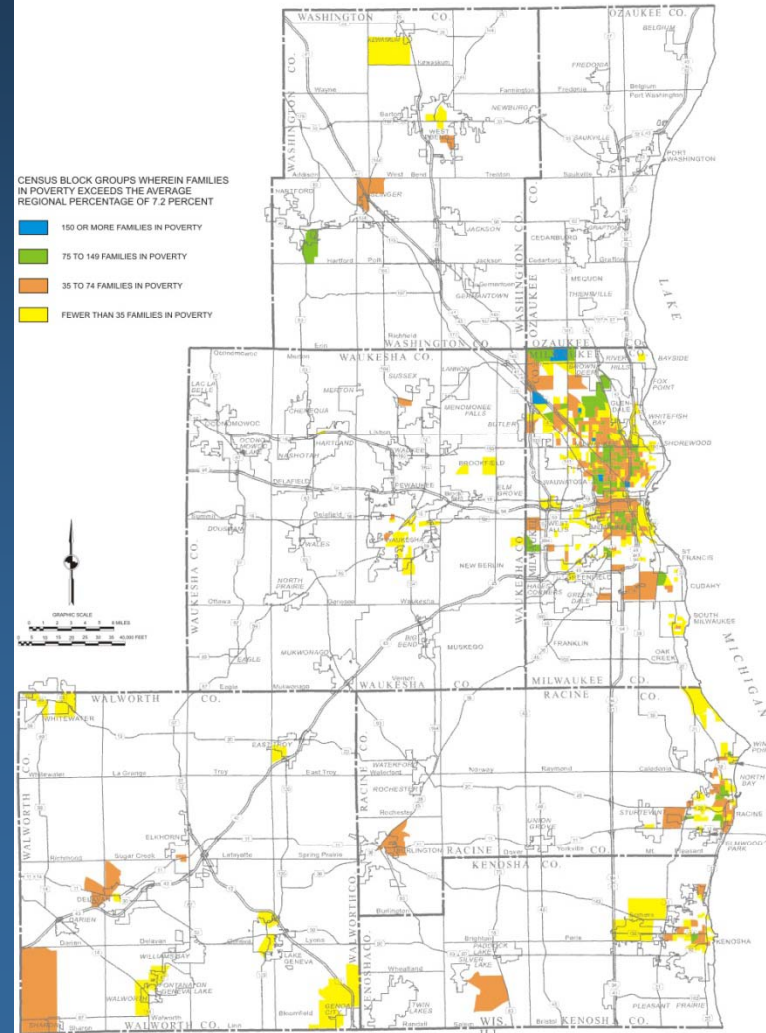




Regional Housing Plan – Why?

- Families experiencing poverty are largely concentrated in the Region's central cities

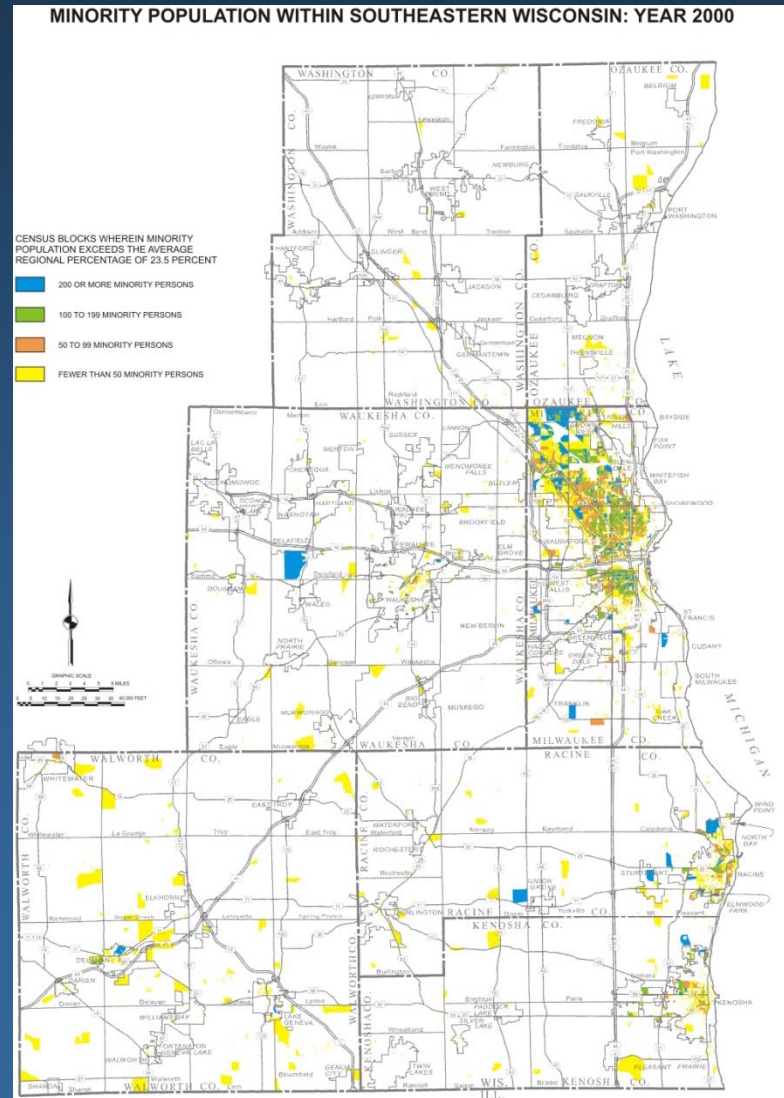
FAMILIES IN POVERTY WITHIN SOUTHEASTERN WISCONSIN: YEAR 2000





Regional Housing Plan – Why?

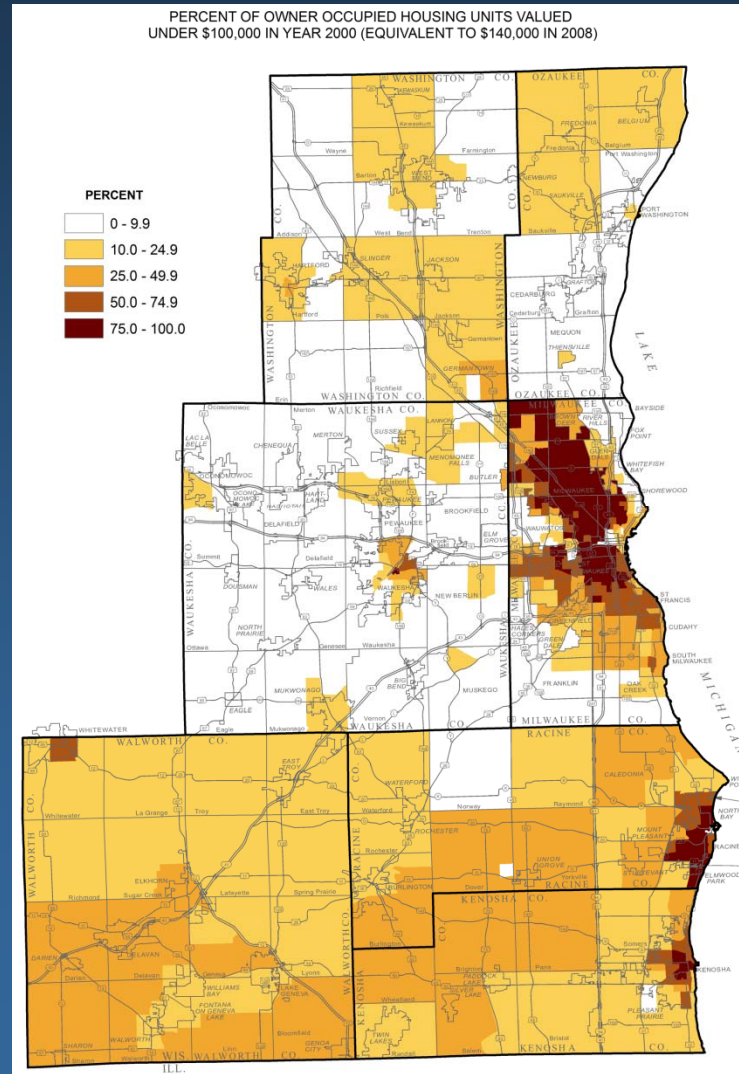
- The minority population of the Region is largely concentrated in the Region's three central cities





Regional Housing Plan – Why?

- The highest percentage of modest owner-occupied housing units valued under \$100,000 in 2000 (equivalent to \$140,000 in 2008) are located within the urban core of the Region





Regional Housing Plan Advisory Committee

- Guide and direct Commission staff in preparation of the regional housing plan
- 29 members:
 - Housing Advocacy Organizations
 - Government
 - Housing Production
 - Research and Policy



A Housing Vision and Objectives for Southeastern Wisconsin: 2035

- *“Provide financially sustainable housing opportunities for persons of all income levels, age groups, and special needs throughout the Southeastern Wisconsin Region”*
 - Provide decent, safe, sanitary, and financially sustainable housing for all current residents of the Region, and the Region’s anticipated future population
 - Improve links between jobs and affordable housing by providing additional affordable housing near major employment centers; increasing employment opportunities near concentrations of existing affordable housing; and providing improved public transit between job centers and areas with affordable housing
 - Maintain and expand the stock of subsidized housing in the Region to meet the anticipated need for such housing

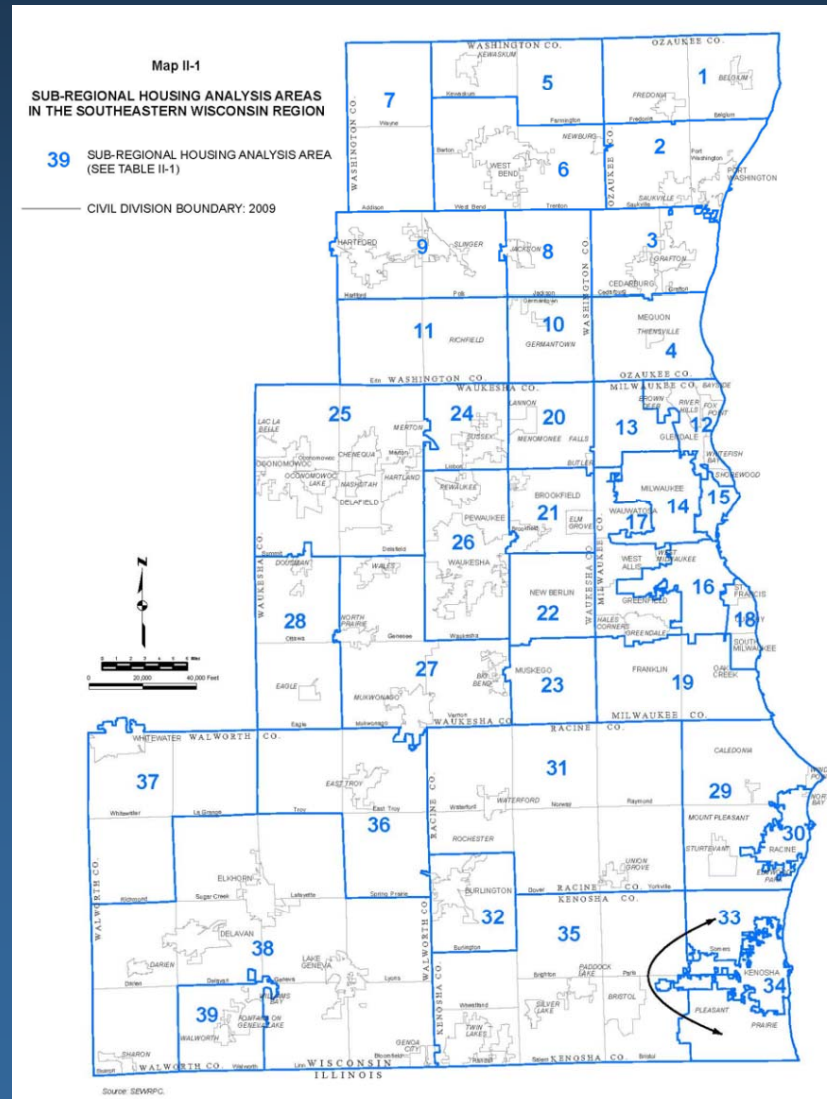


A Housing Vision and Objectives for Southeastern Wisconsin: 2035

- Provide accessible housing choices throughout the Region, including near major employment centers
- Eliminate housing discrimination in the Region
- Reduce economic and racial segregation in the Region
- Encourage the use of environmentally responsible residential development practices throughout the Region
- Encourage neighborhood design principles that provide housing in a physical environment that is healthy, safe, convenient, and attractive



Determination of Sub-Regional Housing Analysis Areas





Work to Date (2009-2010)

- Chapter I: Introduction
- Chapter II: Housing Objectives, Principles, and Standards
- Chapter III: Plans and Programs Related to Housing in the Region
- Chapter IV: Market Based Housing (underway)
 - Part I: Permitted Development Densities and Inventory of Available Housing Stock
 - Part II: Housing Development Cost Analysis
 - Part III: Costs of Community Services Analysis
 - Part IV: Housing Foreclosure Activity in the Region



Market Based Housing: Permitted Development Densities and Inventory of Housing Stock

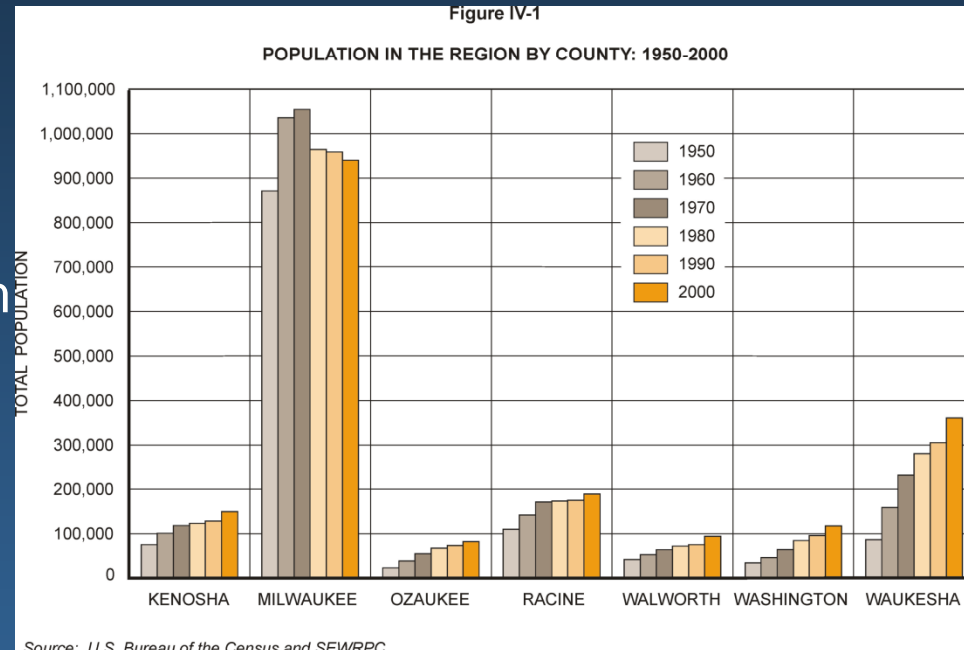
- The density of residential development affects the cost of housing and also affects:
 - Ability to provide residents with services such as public sewer and water and public transit, which increases linkages between housing and employment
 - Preservation of productive agricultural lands
 - Neighborhood design, including mixed use development, which can also provide linkages between housing and employment



Population and Household Distribution

- **Historic Trends**

- Population of the Region grew 56 percent between 1950 and 2000 from 1,240,618 persons to 1,931,200 persons
- The percentage of the Region's population residing in Milwaukee County declined from 70 percent (871,047 persons) to 49 percent (940,164 persons)



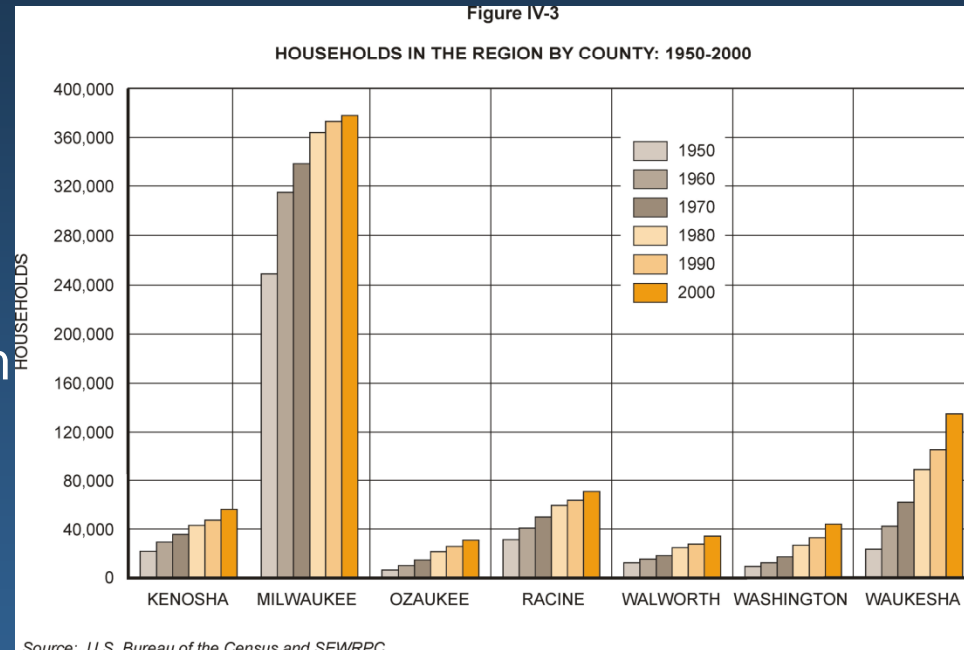
- The percentage of the Region's population residing in Waukesha County increased from 7 percent (85,901 persons) to 19 percent (360,767 persons)



Population and Household Distribution

- **Historic Trends**

- Number of Households in the Region grew 111 percent between 1950 and 2000 from 354,544 to 749,039
- The percentage of the Region's households in Milwaukee County declined from 70 percent (249,232) to 50 percent (377,729)



- The percentage of the Region's households in Waukesha County increased from 7 percent (23,599) to 18 percent (135,229)



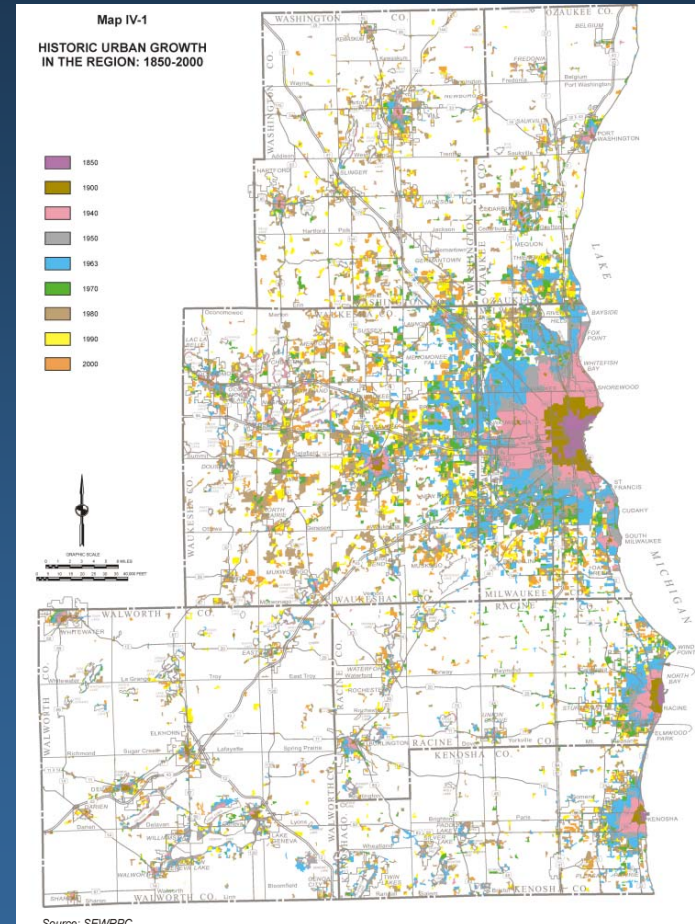
Land Use

- Urban Growth Analysis

- Provides a basis, along with Census, for calculating urban population and household density over time

- Urban household density decreased from 2,319 to 1,289 households per square mile between 1950 and 2000

- The average household size decreased from about 3.36 persons per household in 1950 to about 2.52 persons per household in 2000, a decrease of about 25 percent





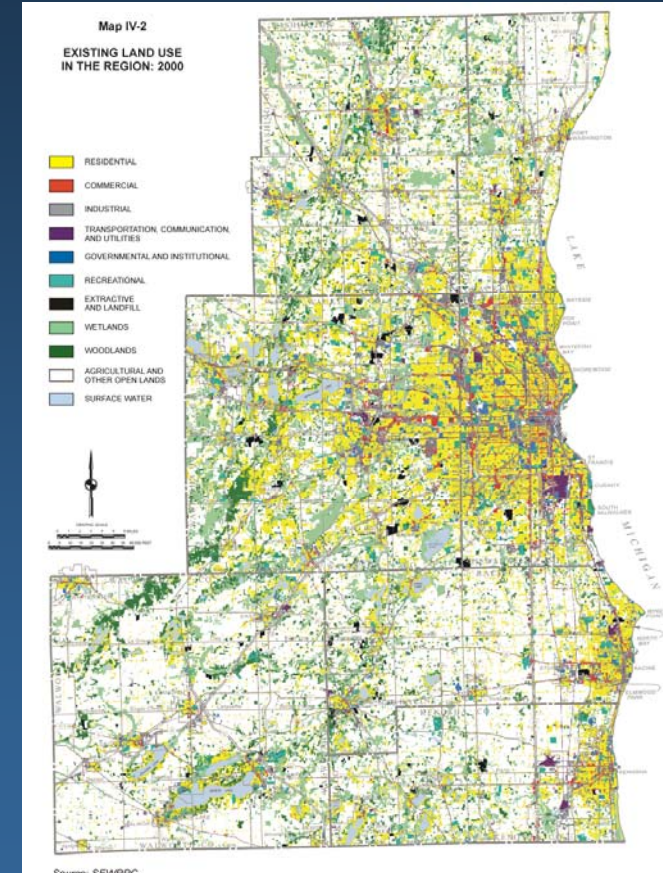
Land Use

- Three factors have contributed to this decrease in density:
 - The trend toward lower density residential development in the Region
 - An increase in the rate of job growth compared to population growth in the Region, and the resulting increase in commercial and industrial land use
 - Decrease in average household size



Land Use

- Land Use Inventory
 - Provides a record of land use for the Region for use in land use, housing, transportation, and other regional planning efforts
 - Most recent regional land use inventory compiled in 2000
- Urban land uses encompassed 761 sq. miles, or 28 percent, of the Region in 2000
- Residential land uses encompassed 362 sq. miles (91 percent single-family)





Existing Housing Stock

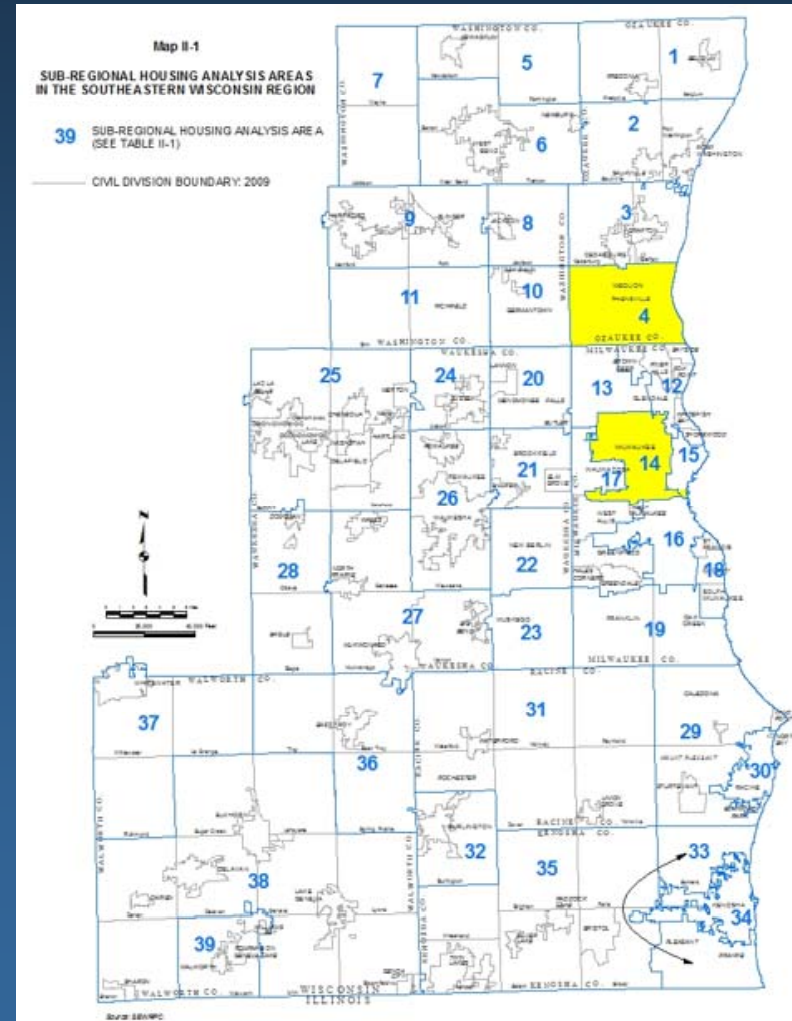
- Existing housing stock has been inventoried by sub-regional housing analysis area to help determine the number and type of housing units that will best suit the current and anticipated future needs of residents throughout the Region:
 - Total housing units
 - Vacancy rate
 - Value of owner occupied housing units
 - Monthly cost of occupying housing units by tenure
 - Structure type
 - Year built and condition of existing housing stock
- Inventory compiled using 2000 Census data and will be updated using 2005-2009 ACS (available near the end of 2010)



Existing Housing Stock



- The median value for owner-occupied housing units in the Region in 2000 was \$130,700
 - Sub-area 4, in Ozaukee County, had the highest median value (\$237,700)
 - Sub-area 14, in Milwaukee County, had the lowest median value (\$66,200)

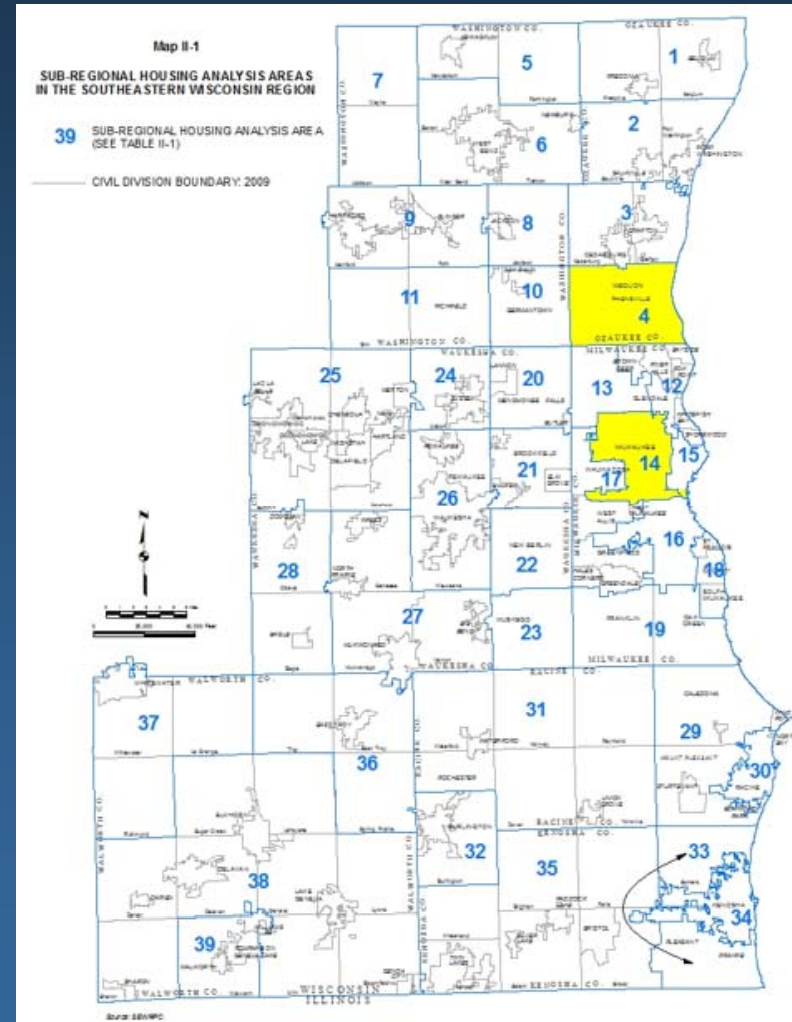




Existing Housing Stock



- The median monthly cost for owner-occupied housing units with a mortgage in the Region in 2000 was \$1,123
- Sub-area 4, in Ozaukee County, had the highest median monthly cost (\$1,784)
- Sub-area 14, in Milwaukee County, had the lowest median monthly cost (\$805)



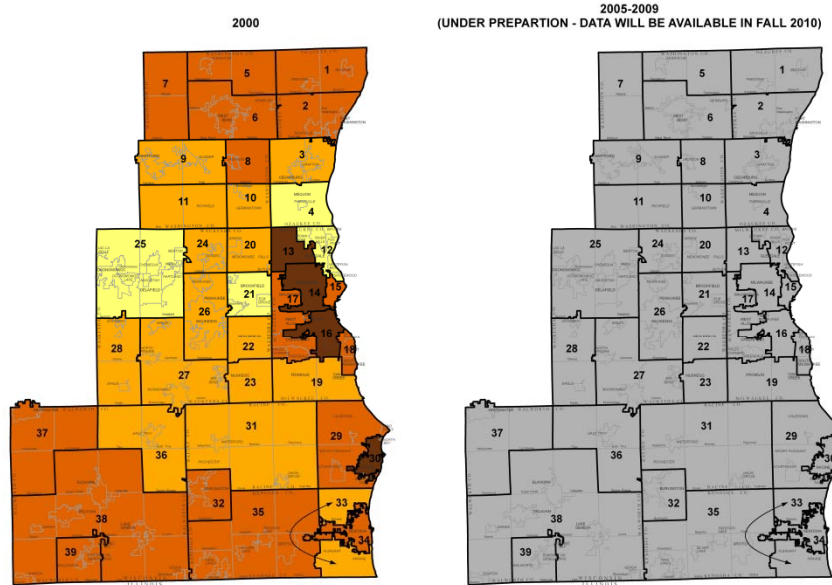


Existing Housing Stock



Map IV-4

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009



MEDIAN MONTHLY COST

- \$800 - \$1000
- \$1001 - \$1200
- \$1201 - \$1400
- \$1401 OR GREATER

39 SUB-REGIONAL HOUSING ANALYSIS AREA
(SEE TABLE IV-16)

— CIVIL DIVISION BOUNDARY: 2009



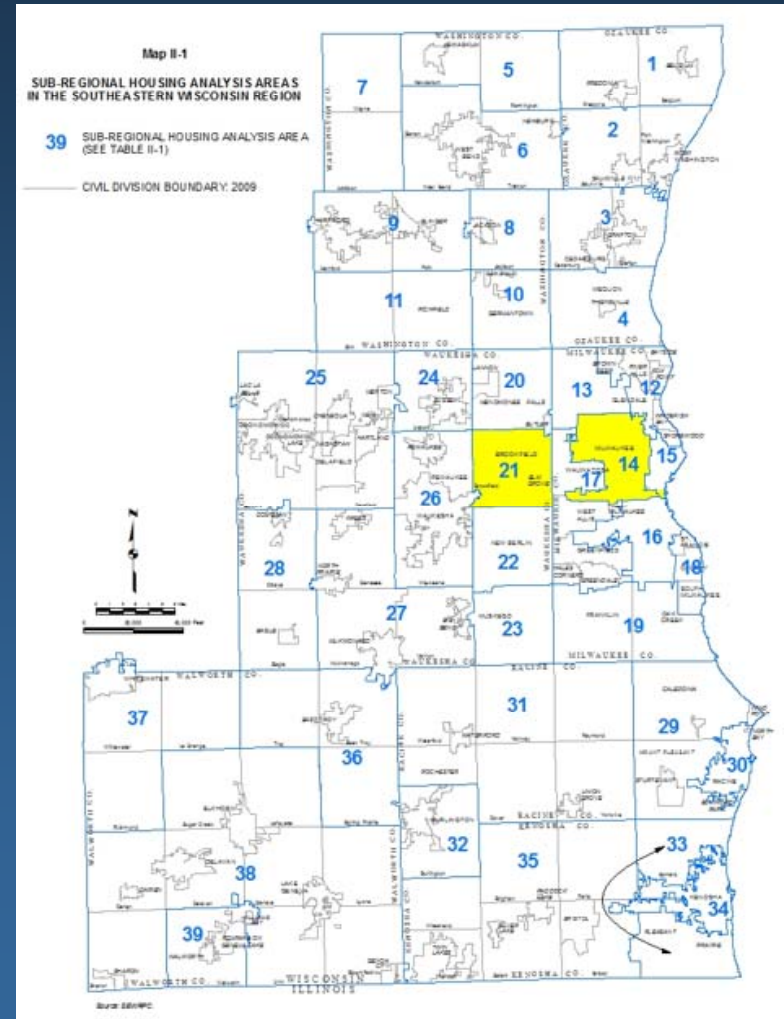
Source: U.S. Bureau of the Census and SEWRPC.



Existing Housing Stock



- The median gross rent for rental housing in the Region in 2000 was \$596
- Sub-area 21, in Waukesha County, had the highest median gross rent (\$961)
- Sub-area 14, in Milwaukee County, had the lowest median gross rent (\$498)



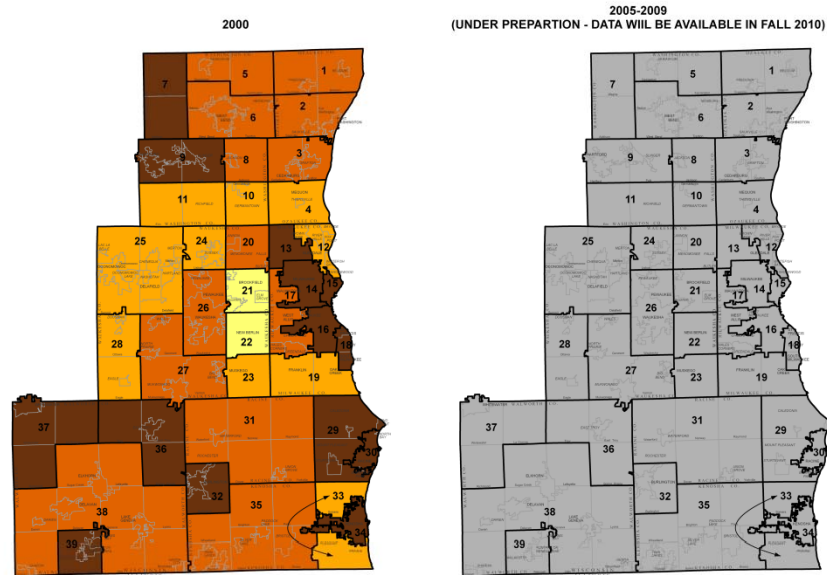


Existing Housing Stock



Map IV-6

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING
UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009

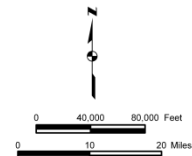


MEDIAN MONTHLY RENT

- \$400 - \$600
- \$601 - \$700
- \$701 - \$800
- \$801 OR GREATER

39 SUB-REGIONAL HOUSING ANALYSIS AREA
(SEE TABLE IV-20)

— CIVIL DIVISION BOUNDARY: 2009



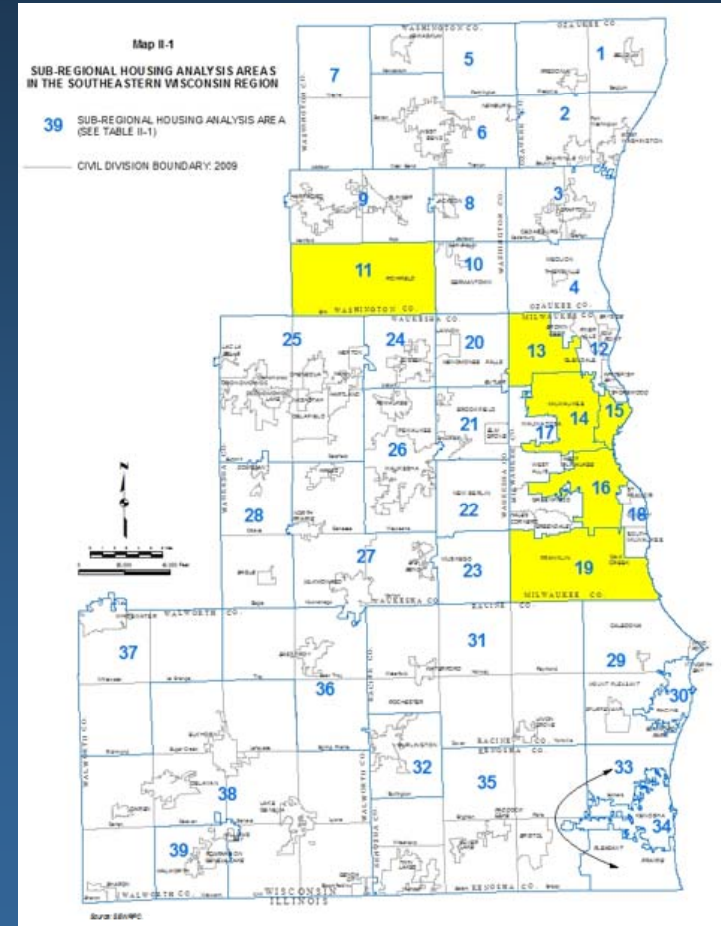
Source: U.S. Bureau of the Census and SEWRPC.



Existing Housing Stock



- Single-family housing units increased in the Region by 8 percent between 2000 and 2009 (496,569 to 533,963)
- Multi-family housing units increased in the Region by 12 percent between 2000 and 2009 (195,229 to 219,534)
 - Sub-area 11, in Washington County, had the lowest percentage of multi-family units in 2009 (0.2 percent)
 - Sub-areas 13-16 and 19, all in Milwaukee County, had the highest percentage of multi-family units in 2009 (32.9 percent)



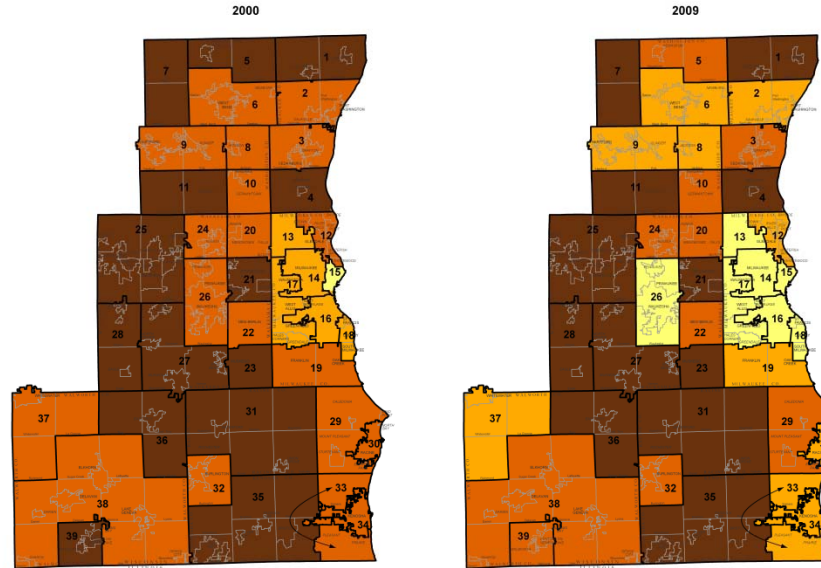


Existing Housing Stock



Map IV-7

SINGLE-FAMILY HOUSING UNITS AS A PERCENTAGE OF ALL HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2009



PERCENTAGE OF SINGLE-FAMILY HOUSING UNITS

- 20 - 40 PERCENT
- 41 - 60 PERCENT
- 61 - 80 PERCENT
- 81 PERCENT OR GREATER

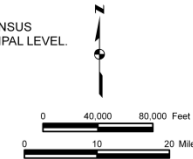
39 SUB-REGIONAL HOUSING ANALYSIS AREA
(SEE TABLE IV-24)

— CIVIL DIVISION BOUNDARY: 2009

PERCENTAGE OF SINGLE-FAMILY HOUSING UNITS

- 40 - 60 PERCENT
- 61 - 70 PERCENT
- 71 - 80 PERCENT
- 81 PERCENT OR GREATER

NOTE: HOUSING DATA SINCE 2000 CENSUS
NOT AVAILABLE AT SUB-MUNICIPAL LEVEL.
(DATA FOR SUB-AREAS 13-16
HAVE BEEN COMBINED)



Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

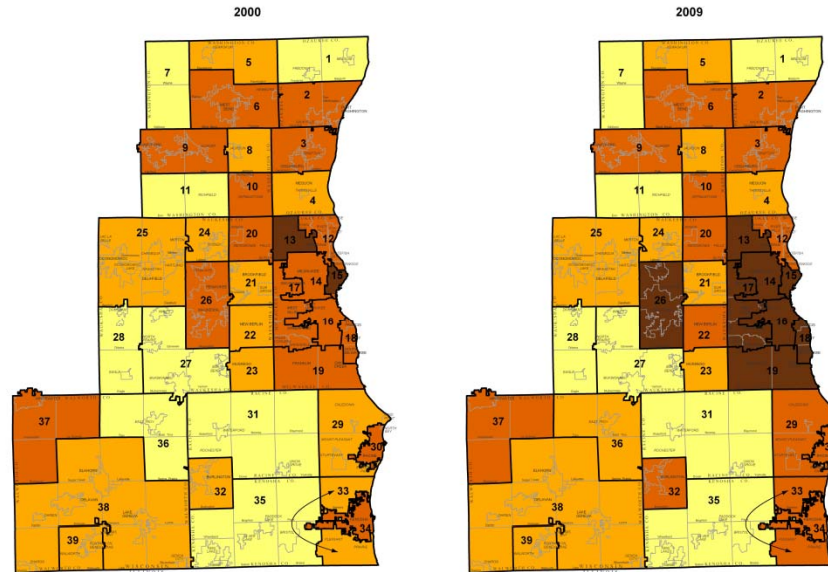


Existing Housing Stock



Map IV-8

MULTI-FAMILY HOUSING UNITS AS A PERCENTAGE OF ALL HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2009



PERCENTAGE OF MULTI-FAMILY HOUSING UNITS

- 0 - 10 PERCENT
- 10.1 - 20.0 PERCENT
- 20.1 - 40.0 PERCENT
- 40.1 PERCENT OR GREATER

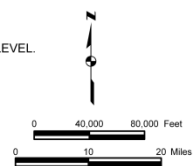
39 SUB-REGIONAL HOUSING ANALYSIS AREA
(SEE TABLE IV-24)

— CIVIL DIVISION BOUNDARY: 2009

PERCENTAGE OF MULTI-FAMILY HOUSING UNITS

- 0 - 10 PERCENT
- 10.1 - 20.0 PERCENT
- 20.1 - 30.0 PERCENT
- 30.1 PERCENT OR GREATER

NOTE: HOUSING DATA SINCE 2000 CENSUS
NOT AVAILABLE AT SUB-MUNICIPAL LEVEL.
(DATA FOR SUB-AREAS 13-16
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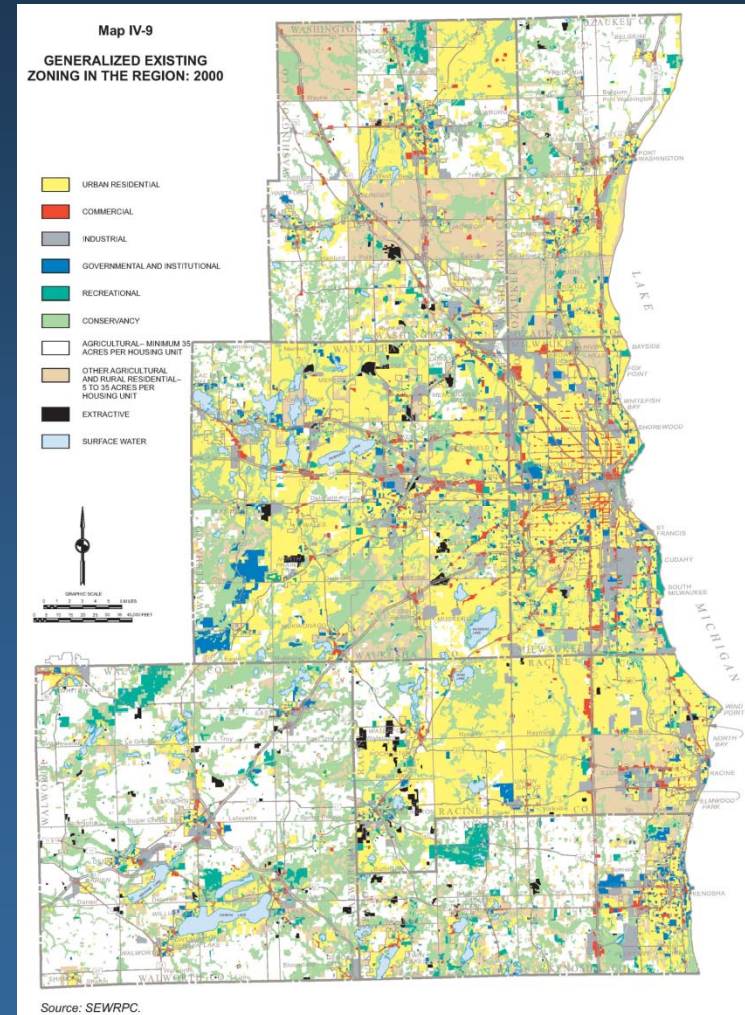
Community Policies and Regulations Affecting the Provision of Housing

- The housing characteristics of the Region are influenced by community policies and regulations that affect housing. Residential density, housing structure types, housing unit sizes, and lot sizes are controlled by community regulations:
 - Zoning regulations
 - Land division regulations



Community Policies and Regulations Affecting the Provision of Housing

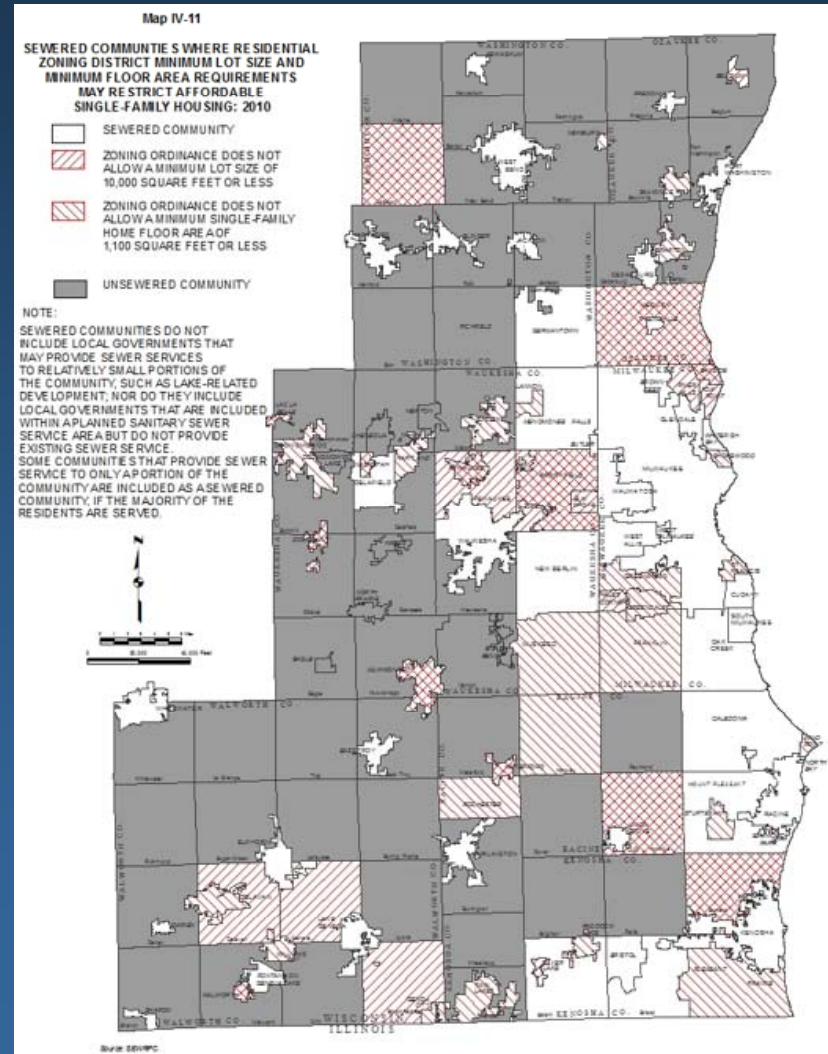
- General zoning is in effect in each of the 29 cities, 57 villages, and 60 towns in the Region
- 31 towns are under the jurisdiction of County zoning ordinances in Kenosha, Racine, Walworth, and Waukesha Counties
- Residential zoning districts that allow for high, medium, and low density urban residential development encompassed about 507 sq. miles, or 19 percent of the Region in 2000





Community Policies and Regulations Affecting the Provision of Housing

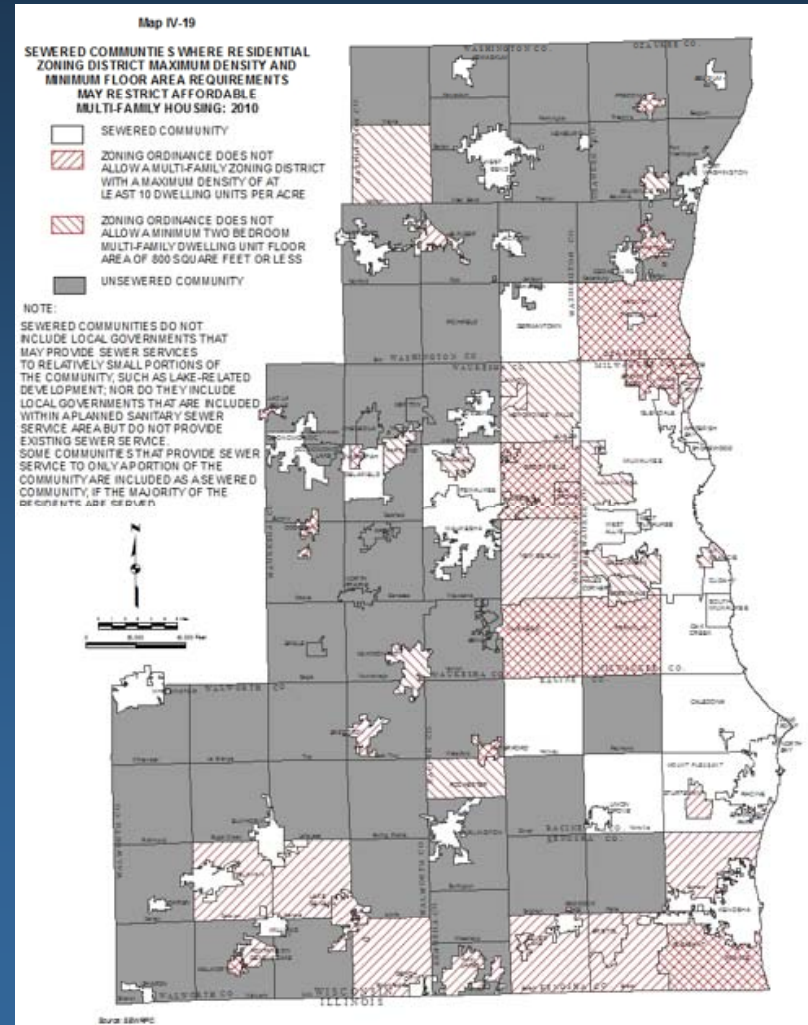
- Housing development cost analysis for new single-family housing
 - Lot size of 10,000 sq. ft. or less
 - Home size of 1,100 sq. ft. or less
 - About half the sewered communities in the Region meet these thresholds





Community Policies and Regulations Affecting the Provision of Housing

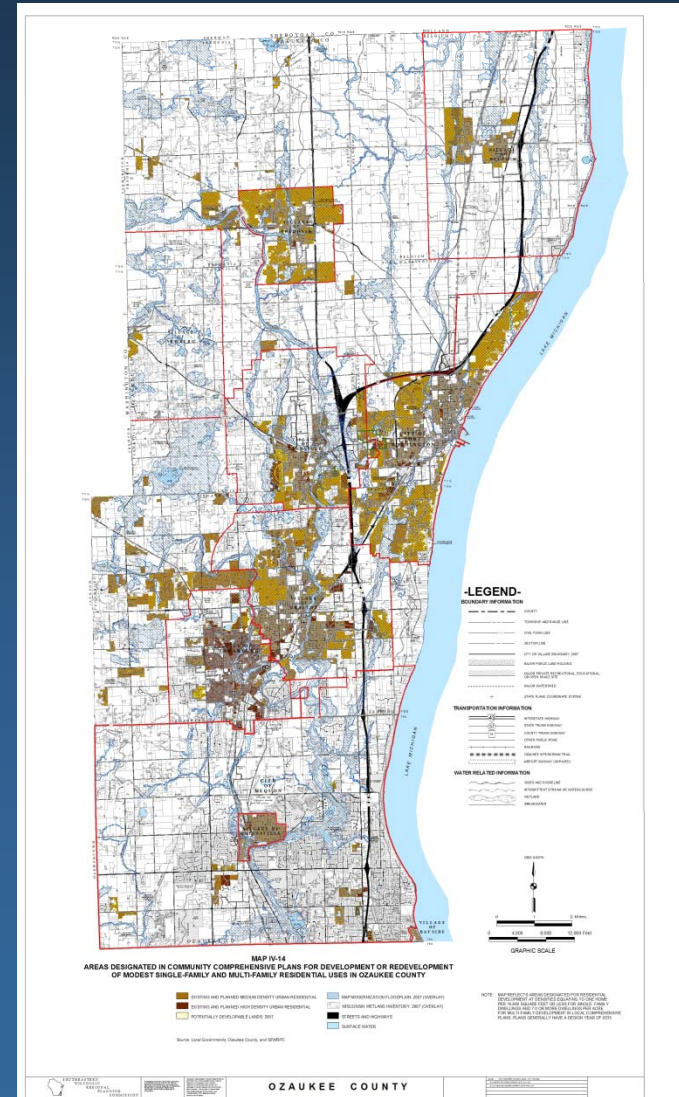
- Housing development cost analysis for new multi-family housing
 - Density of at least 10 units per acre in outlying areas and perhaps 18 or more in existing high density areas
 - Two Bedroom unit size of 800 sq. ft. or less
 - About 40 percent of the sewered communities in the Region meet these thresholds





Community Plans Affecting the Provision of Housing

An analysis of community land use plan maps is underway to determine where land has been identified for affordable housing, with focus on communities with sewer service





Still to Come (2010-2012).....

- Chapter V: Job/Housing Balance
 - Part I: Demographic and Employment Characteristics
 - Part II: Housing Costs and Availability
 - Part III: Existing and Projected Market-Based and Affordable Housing Need
 - Part IV: Affordable Housing and Economic Development

- Chapter VI: Housing Discrimination and Fair Housing Practices

- Chapter VII: Accessible Housing

- Chapter VIII: Subsidized Housing
 - Part I: Number and Distribution of Subsidized Housing Units
 - Part II: Historical Perspective/Lessons Learned
 - Part III: Problems with Extending the Life of Subsidized Housing Units

- Chapter IX: Best Housing Practices

- Chapter X: Recommended Housing Plan for the Region
 - Part I: Recommended Plan
 - Part II: Implementation
 - Part III: Socio-Economic Impact Analysis

- Chapter XI: Summary



Regional Housing Plan Contacts

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