



Regional Housing Plan Public Hearing

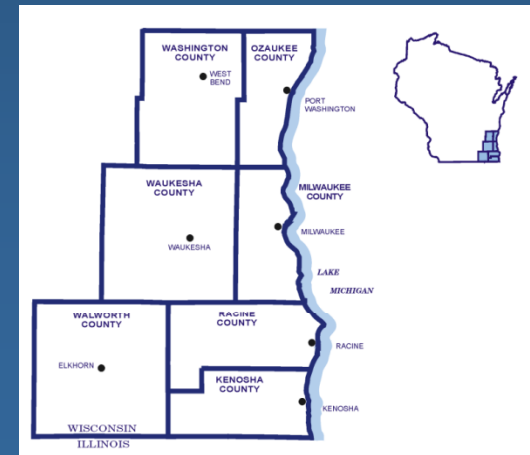


November 30, 2011



Overview

- SEWRPC is the areawide regional planning agency for the seven-county Southeastern Wisconsin Region. The Commission's planning under State law is advisory, and addresses land use and infrastructure, including transportation, water quality, water supply, parks and open space, and floodplain management. The Region includes:
 - 146 Cities, Villages, and Towns
 - 2,019,970 residents (36 percent of the State)
 - 1,184,700 jobs (35 percent of the State)
- Local elected officials expressed interest in an update to the regional housing plan as SEWRPC completed its latest update to the regional land use and transportation plans





Regional Housing Plan Advisory Committee

- SEWRPC established a 29-member Regional Housing Plan Advisory Committee in the Fall of 2008 to guide preparation of the Regional Housing Plan
- The Committee is intended to promote intergovernmental and interagency coordination and to serve as a liaison between SEWRPC and the government agencies and housing advocacy groups directly responsible for implementing the recommendations of the regional housing plan. Groups represented on the Committee include:
 - Local, County, and State government agencies
 - Housing production professionals
 - Housing advocacy organizations
 - Research and policy organizations and institutions



Housing Vision and Objectives

Vision

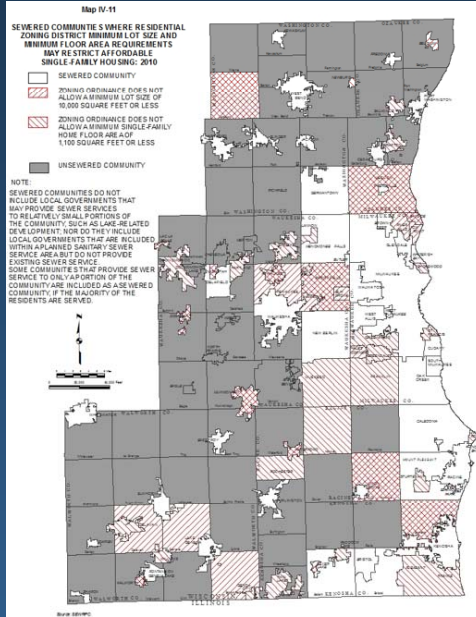
“Provide financially sustainable housing opportunities for persons of all income levels, age groups, and special needs throughout the entire Southeastern Wisconsin Region.”

Objectives

- Provide decent, safe, sanitary, and financially sustainable housing for all current and future residents of the Region
- Improve links between jobs and affordable housing
- Maintain and expand subsidized housing to meet demand
- Meet demand for accessible housing
- Eliminate housing discrimination
- Reduce economic and racial segregation
- Encourage the use of environmentally sustainable housing
- Encourage sound neighborhood design principles

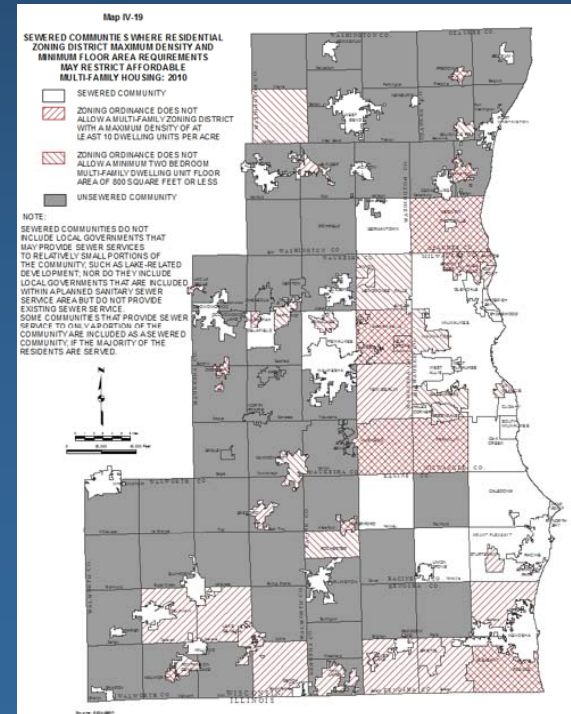


New Housing Development Findings



- Zoning regulations in some outlying communities may discourage the development of multi-family housing affordable to low-income households (50-80 percent of area median income)

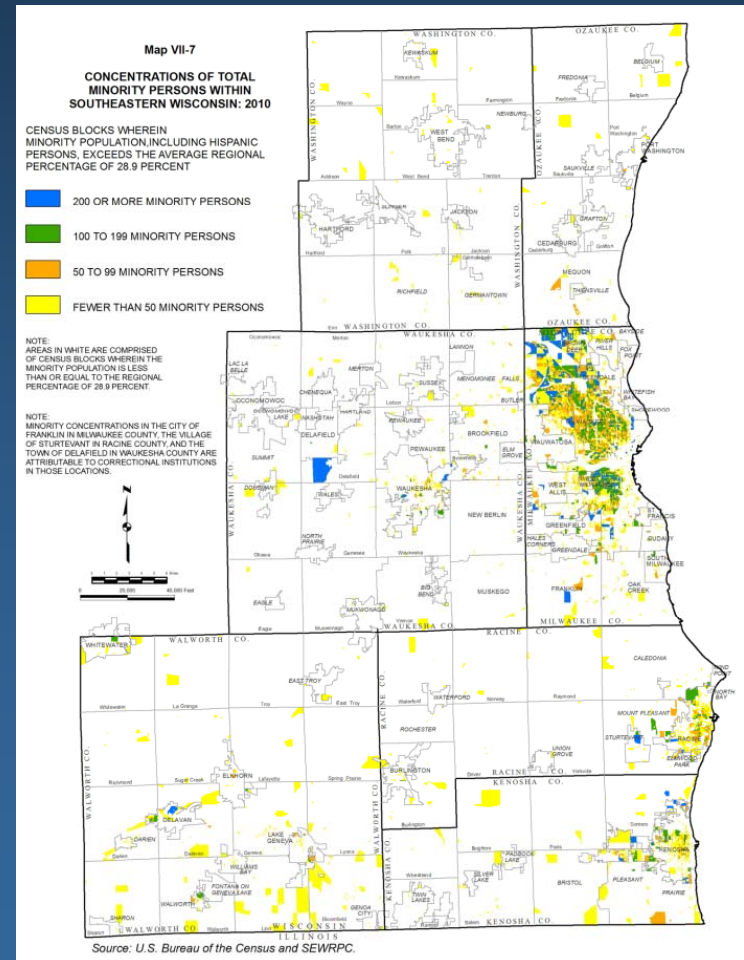
- Zoning regulations in some outlying communities may discourage the development of single-family housing affordable to moderate-income households (80-95 percent of area median income)





Housing Discrimination and Fair Housing Practices Findings

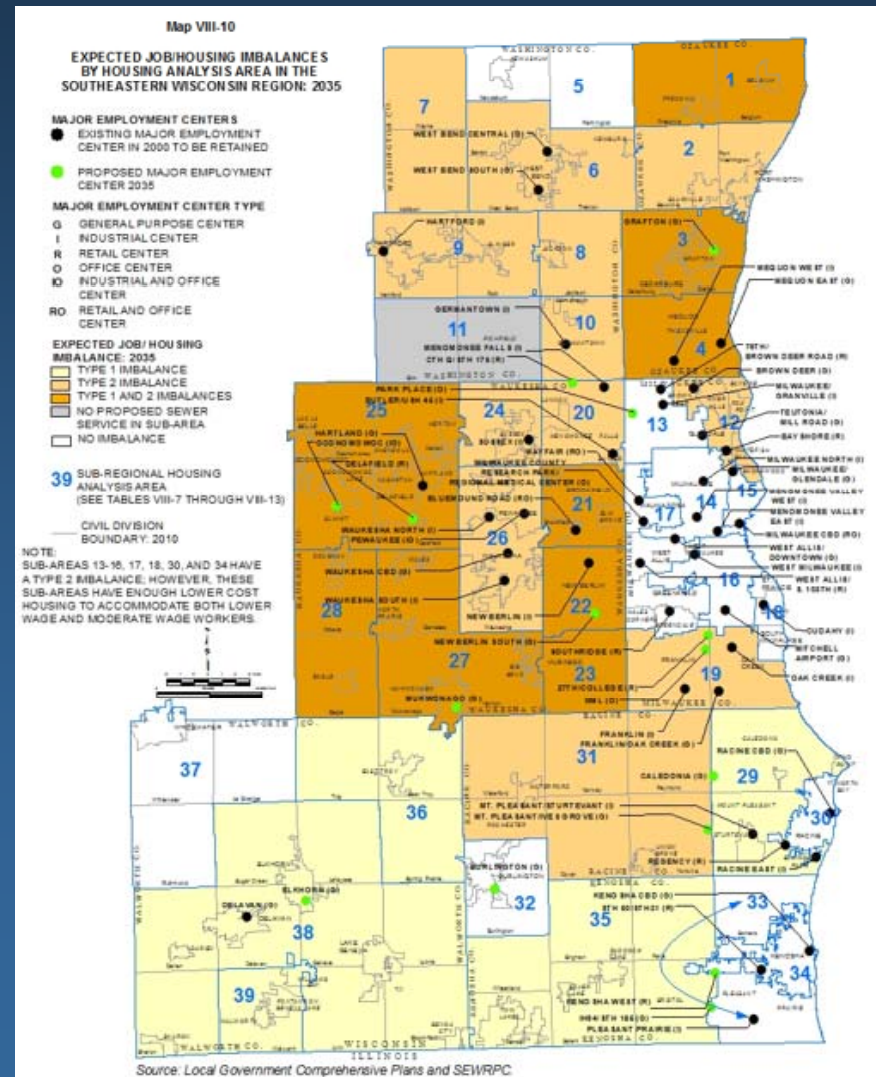
- The Region's minority population tends to be concentrated within the Region's central cities
- Additional multi-family housing and modest single-family housing in the Region's outlying communities would increase the supply of housing affordable to the Region's minority population
- African American household income was about 47 percent of White household income and Hispanic household income was about 63 percent of White household income in 2009





Job/Housing Balance Findings

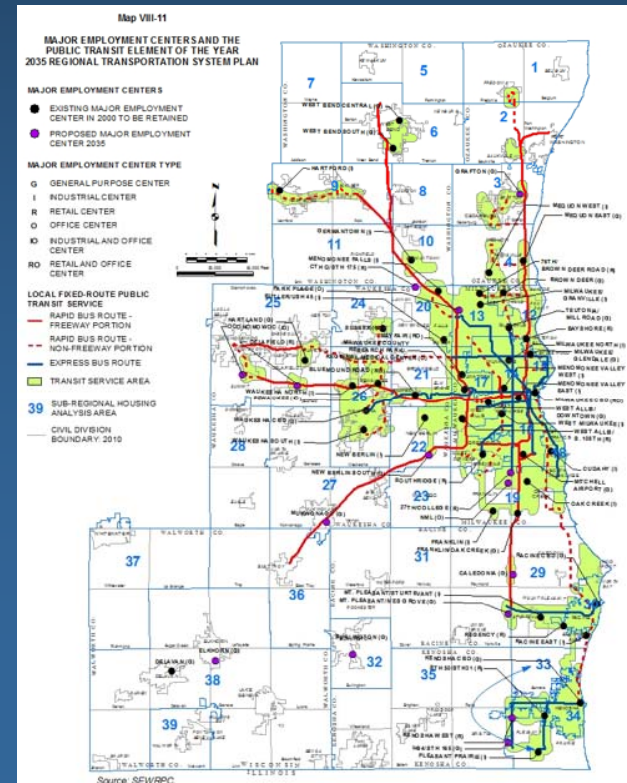
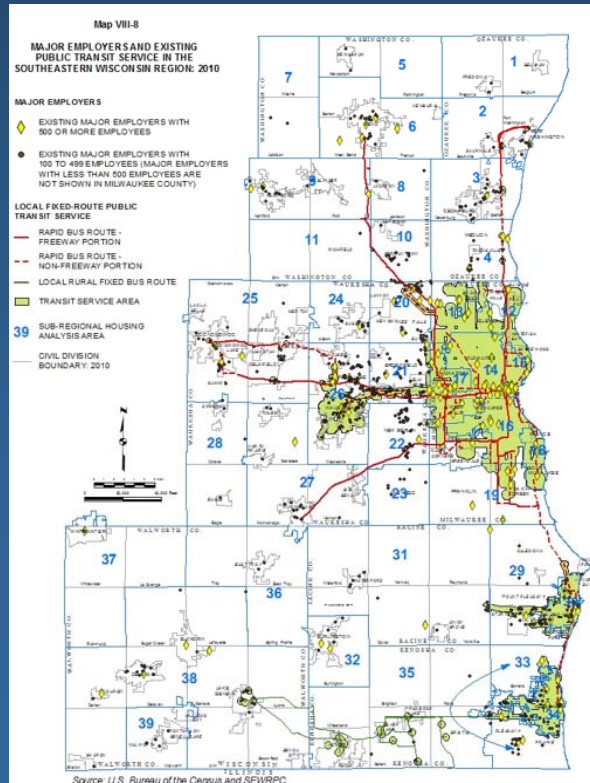
- The Region's outlying areas have more lower-wage jobs than lower-cost housing (multi-family homes) and more moderate-wage jobs than moderate-cost housing (modest single-family homes)





Employment-Housing-Transit Connections Findings

- Many major employers and major employment centers in the Region's outlying areas are not accessible by public transit
- Significant expansion of public transit as recommended in the regional transportation plan is necessary to connect jobs in the Region to the current affordable housing in the Region's central cities





Accessible Housing Findings

- A comparison of the number of households reporting a member with a disability to the estimated number of accessible housing units indicates a need for additional accessible housing, particularly in light of the aging “baby boomer” population
- Housing affordability is a concern for persons with disabilities, whose median income is about half that of persons without disabilities
- Fair housing laws require new multi-family housing to be accessible to persons with mobility disabilities
- Additional multi-family housing may provide affordable housing that is accessible to persons with mobility-disabilities, but may not meet the needs of persons with other types of disabilities





Subsidized and Tax Credit Housing Findings

- Subsidized housing is concentrated in the Region's central cities
- The long waiting lists for government assisted housing and the percentage of households with a high housing cost burden (36 percent) show that market rate housing cannot eliminate the Region's entire housing need
- Adequate funding and neighborhood opposition are the greatest challenges for subsidized and tax credit housing





Next Steps

- Draft plan recommendations are anticipated to be completed in Spring 2012
- A socio-economic impact analysis will be prepared following completion of the draft plan
- Another series of public meetings will be held following completion of the draft plan and the impact analysis, most likely in Fall of 2012





Share Your Ideas

- Please share your comments, ideas, and suggestions regarding the regional housing plan now
- Comments on the regional housing plan may also be submitted after the public hearing using the contact information below:

Website: www.sewrpc.org/SEWRPC/housing.htm

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