



# *A Regional Housing Plan for Southeastern Wisconsin: 2035*



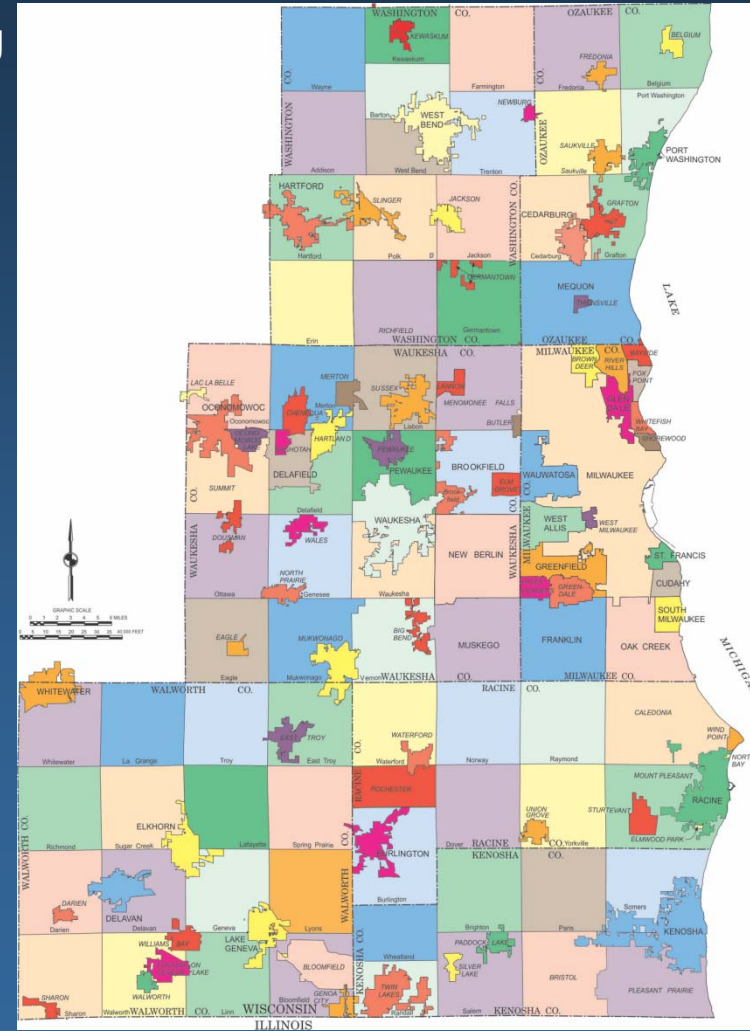
Public Policy Forum Viewpoint Luncheon

September 10, 2012



# *Southeastern Wisconsin Regional Planning Commission (SEWRPC)*

- Official areawide public planning agency for the seven county Region
- Purpose:
  - Consider and address physical development and infrastructure problems that extend beyond municipal and county boundaries
  - Prepare regionwide advisory long-range plans
    - Land Use
    - Transportation
    - Water Quality Management
    - Flooding Management
    - Parks and Open Space
    - Environmental Corridors
    - Natural Areas
    - Water Supply





# *Regional Housing Plan*

- A 29-member Advisory Committee guided preparation of the Regional Housing Plan
  - County, Municipal, and State Government
  - Home builders
  - Housing advocacy organizations
  - Research and policy organizations

## Vision

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



# *Housing Affordability Findings*

- 282,500 or 36% of Region households spend more than 30% of their income on housing
  - Two-thirds of these households are below the median household income of \$53,879
    - Subsidized housing need
      - Households earning less than 50% of the median income
        - 187,000 or 24% of Region households
    - Multi-family housing need
      - Households earning 50 to 80% of median income
        - 127,000 or 16% of Region households
    - Modest single-family housing need
      - Households earning 80 to 135% of median income
        - 191,000 or 24% of Region households



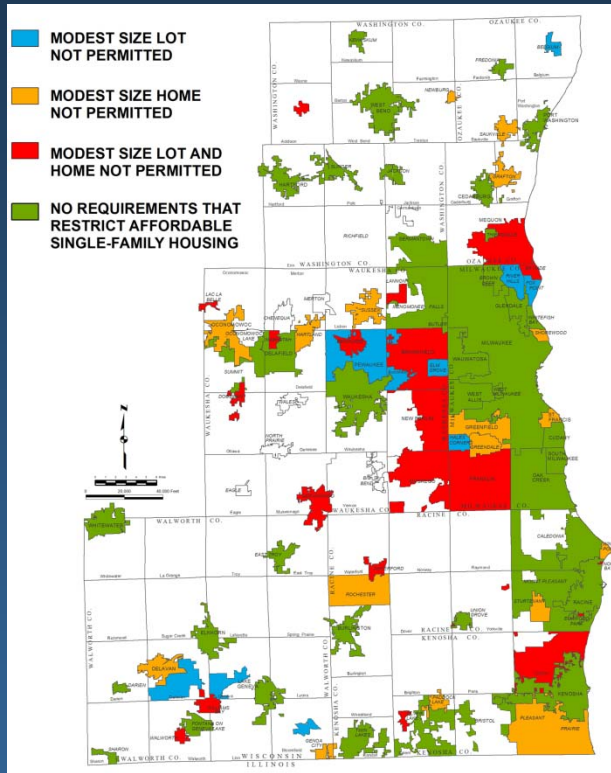
# *Subsidized and Tax Credit Housing Findings*

- Significant unmet need
  - Long waiting lists
  - About 46,000 subsidized units for 187,000 households
- Funding and community opposition are obstacles
- Existing subsidized housing is concentrated in the Region's central cities, particularly family housing

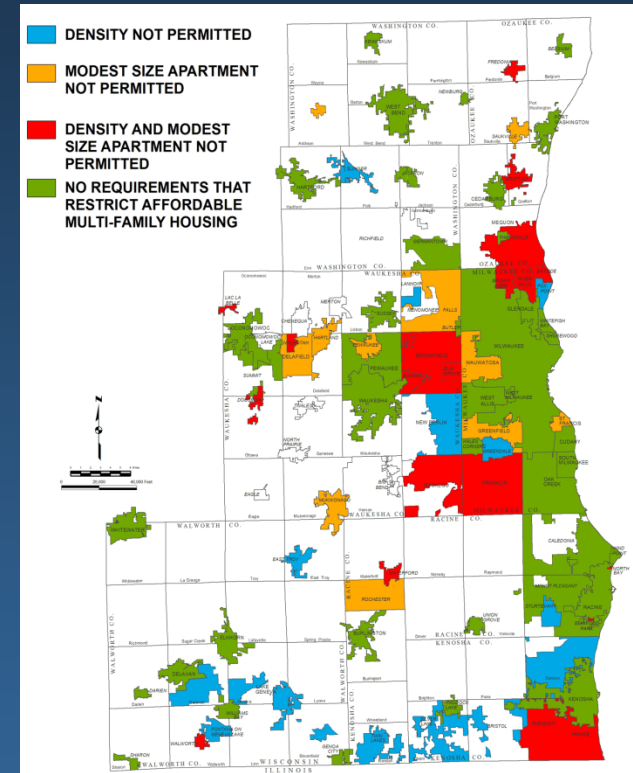




# New Housing Development Findings



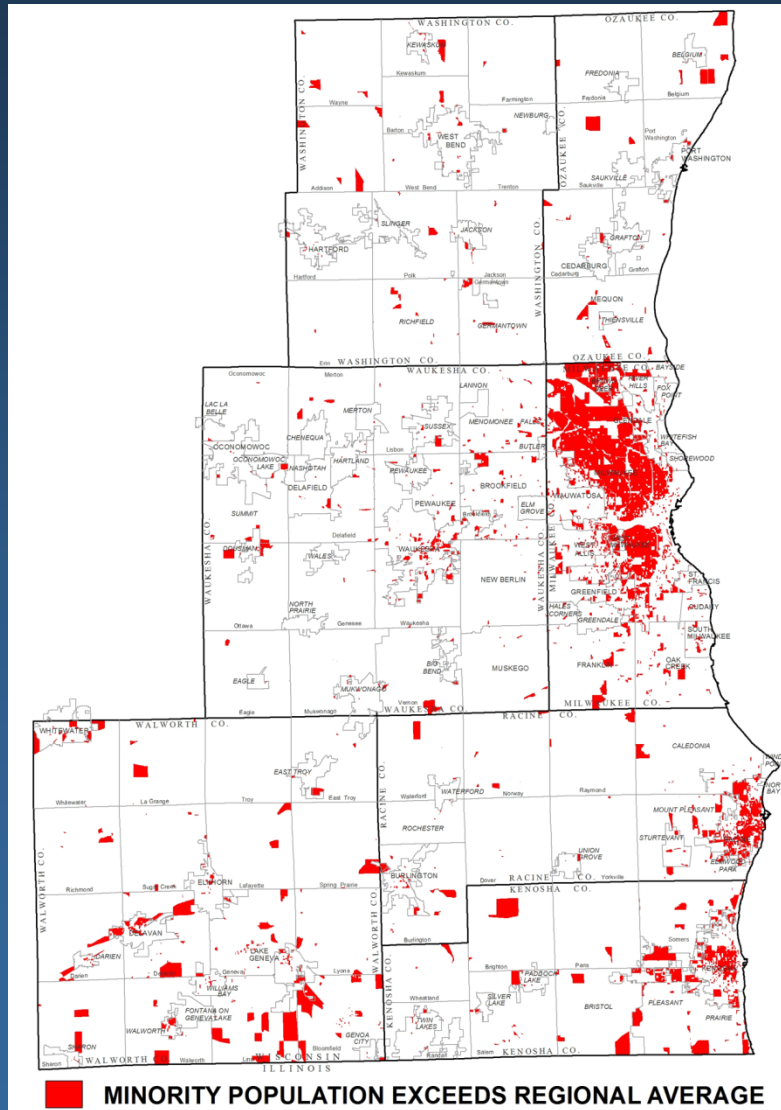
- Zoning regulations and plans in some outlying communities discourage the development of modest single-family housing



- Zoning regulations and plans in some outlying communities discourage the development of multi-family housing



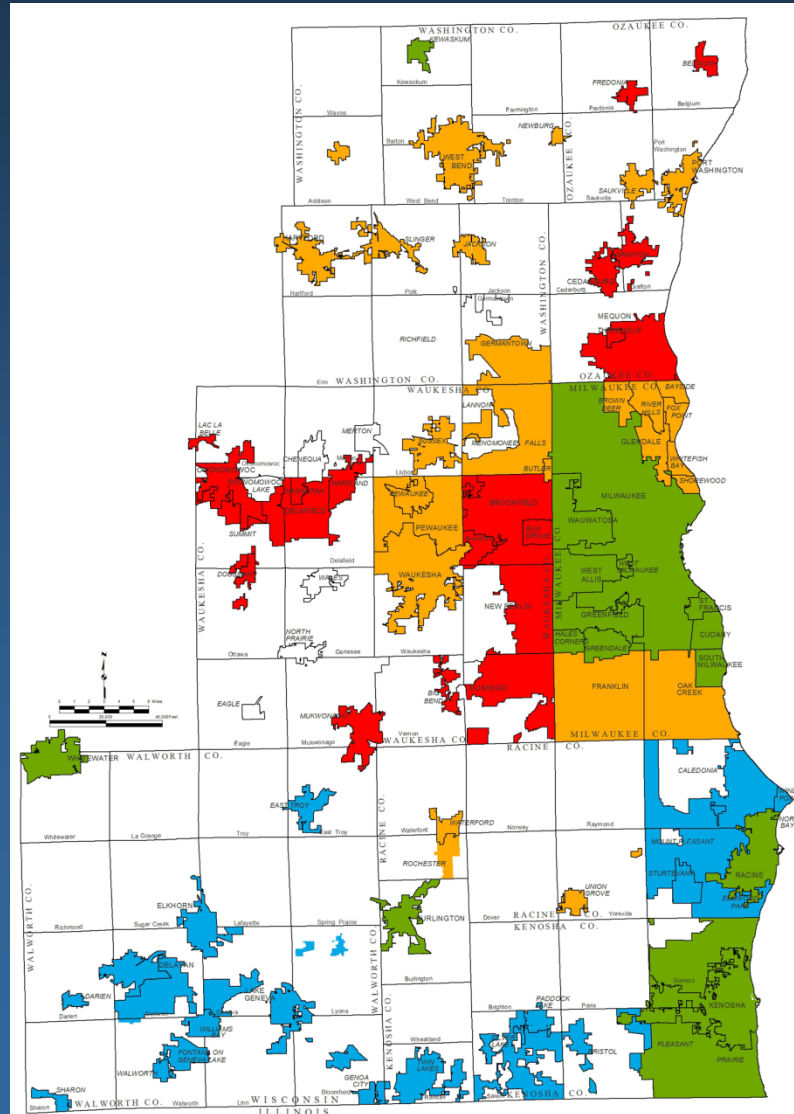
# Minority Population Distribution Findings







- Minority population is concentrated in the Region's central cities
- African American and Hispanic household income is about 50 to 60% of White household income (2009)
- Additional multi-family housing and modest single-family housing in the Region's outlying communities could address minority concentration in the Region



# Job/Housing Balance Findings



-  SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
-  SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
-  SHORTAGE OF BOTH
-  NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOBS



# Employment-Housing-Transit Connections Findings

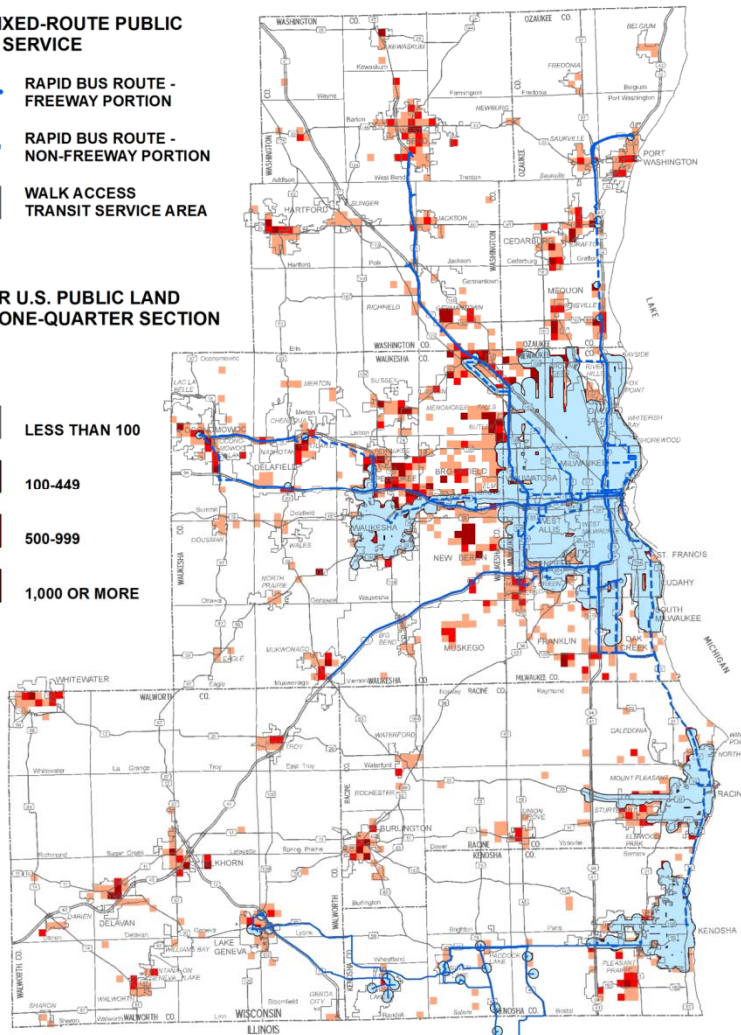
## JOBS NOT SERVED BY EXISTING PUBLIC TRANSIT

### LOCAL FIXED-ROUTE PUBLIC TRANSIT SERVICE

- RAPID BUS ROUTE - FREEWAY PORTION
- - - RAPID BUS ROUTE - NON-FREWAY PORTION
- WALK ACCESS TRANSIT SERVICE AREA

### JOBS PER U.S. PUBLIC LAND SURVEY ONE-QUARTER SECTION

- LESS THAN 100
- 100-449
- 500-999
- 1,000 OR MORE



- Significant expansion of public transit is necessary to connect jobs to existing affordable housing
- Recommended in Regional Transportation Plan
- Will require continued State funding and local dedicated funding



# *Accessible Housing Findings*

- Demand for accessible housing exceeds, and will continue to exceed, supply
- Affordability is a particular concern
  - Median income of disabled population is half that of overall population





# *KEY PRELIMINARY PLAN RECOMMENDATIONS*

## AFFORDABLE HOUSING

- Sewered communities should provide areas for the development of modest single-family and multi-family housing
- Reduce heavy reliance on property tax to fund schools and local government
- Reduce or waive impact fees for modest single- and multi-family housing
- Review community requirements for new housing that could reduce cost without compromising quality
- Conduct education and outreach efforts on the need for affordable housing
- Communities should extend TIF districts for one year to fund affordable housing, as permitted under current State law



# *KEY PRELIMINARY PLAN RECOMMENDATIONS*

## JOB/HOUSING BALANCE

- Sewered communities with a job/housing imbalance should change their comprehensive plans and zoning ordinances to provide housing affordable for the workforce in their community
- Public transit should be improved and expanded to link jobs and affordable housing
- A Statewide job/housing balance analysis should be conducted and considered in the award of economic development incentives and LIHTC
- Expand and focus economic development, job training, and education in areas with low- and moderate-income households and high unemployment and under-employment



# *KEY PRELIMINARY PLAN RECOMMENDATIONS*

## SUBSIDIZED AND TAX CREDIT HOUSING

- Increase Federal funding
- HUD should modify their housing voucher program to encourage development of a regional program
- Establish a regional Housing Trust Fund to assist in the acquisition of land and development of affordable housing
- Communities with major employment centers should support LIHTC development
- Amend the Wisconsin Open Housing Law to recognize housing vouchers as a lawful source of income



# *KEY PRELIMINARY PLAN RECOMMENDATIONS*

## FAIR HOUSING/OPPORTUNITY

- Other plan recommendations will address fair housing/opportunity
  - Providing modest multi- and single-family housing
  - Addressing job/housing imbalance
  - Expanding subsidized and tax credit housing
- Implement an assisted housing mobility program

## ACCESSIBLE HOUSING

- Other plan recommendations will assist in addressing accessible housing needs, including expanded multi-family and subsidized/tax credit housing
- Continue to fund programs for home modifications and for Independent Living Centers



## *Next Steps*

- A series of public meetings will be held in November and December on the preliminary plan recommendations



- Following the public meetings:
  - Advisory Committee will make its final recommendations
  - Regional Planning Commission will consider adoption in early 2013