



A Regional Housing Plan for Southeastern Wisconsin: 2035



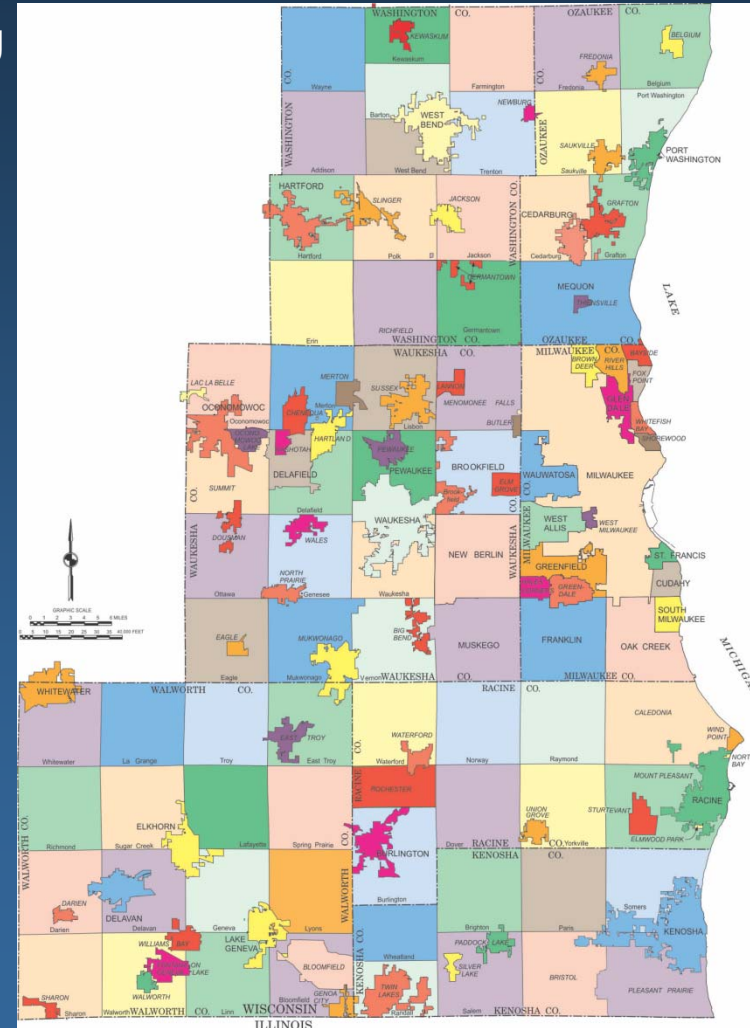
Public Meetings to Review
Preliminary Plan Recommendations

Fall 2012



Southwestern 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
 - Flood 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, local, and State government representatives
 - 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.”



Plan 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 for persons with disabilities
- Eliminate housing discrimination
- Reduce economic and racial segregation
- Encourage the use of environmentally sustainable housing
- Encourage sound neighborhood design principles



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 with incomes less than 50% of the median income
 - 187,000 or 24% of Region households
 - Multi-family housing need
 - Households with incomes 50 to 80% of median income
 - 127,000 or 16% of Region households
 - Modest single-family housing need
 - Households with incomes 80 to 135% of median income
 - 191,000 or 24% of Region households



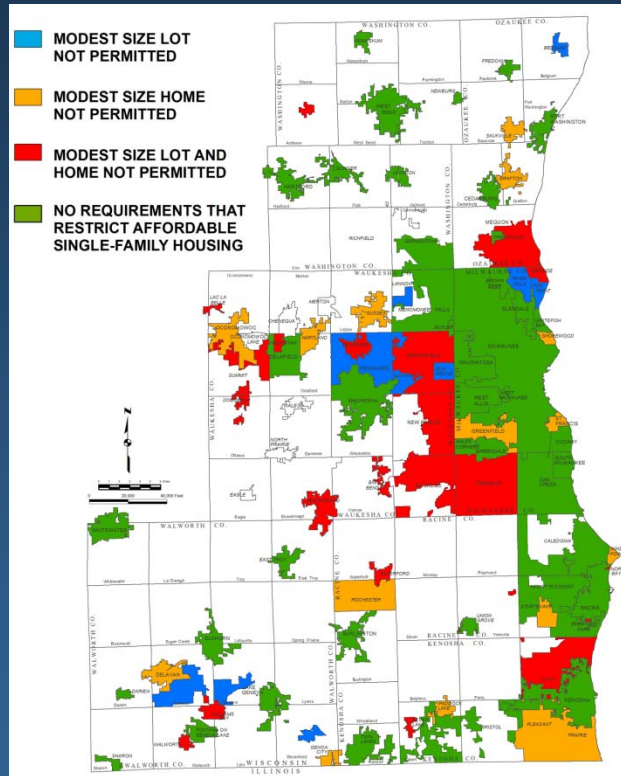
Subsidized and Tax Credit Housing Findings

- 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

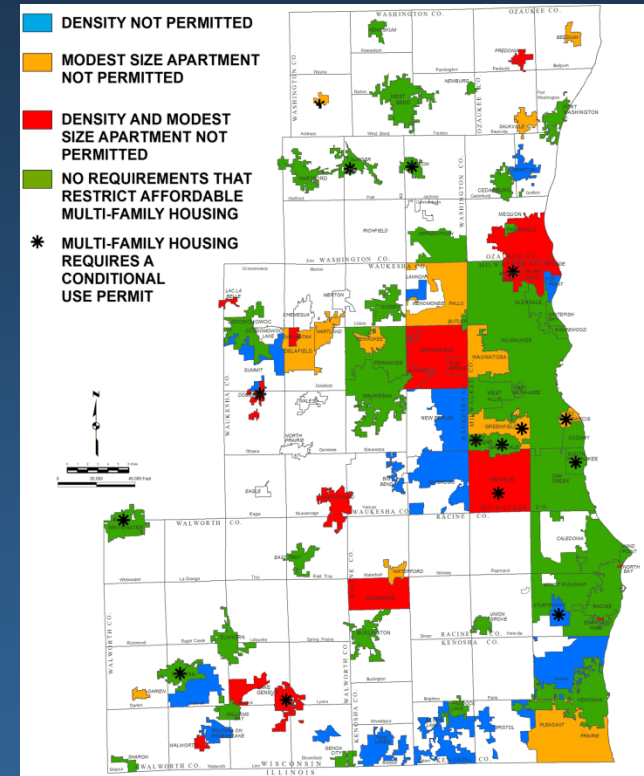




New Housing Development Findings



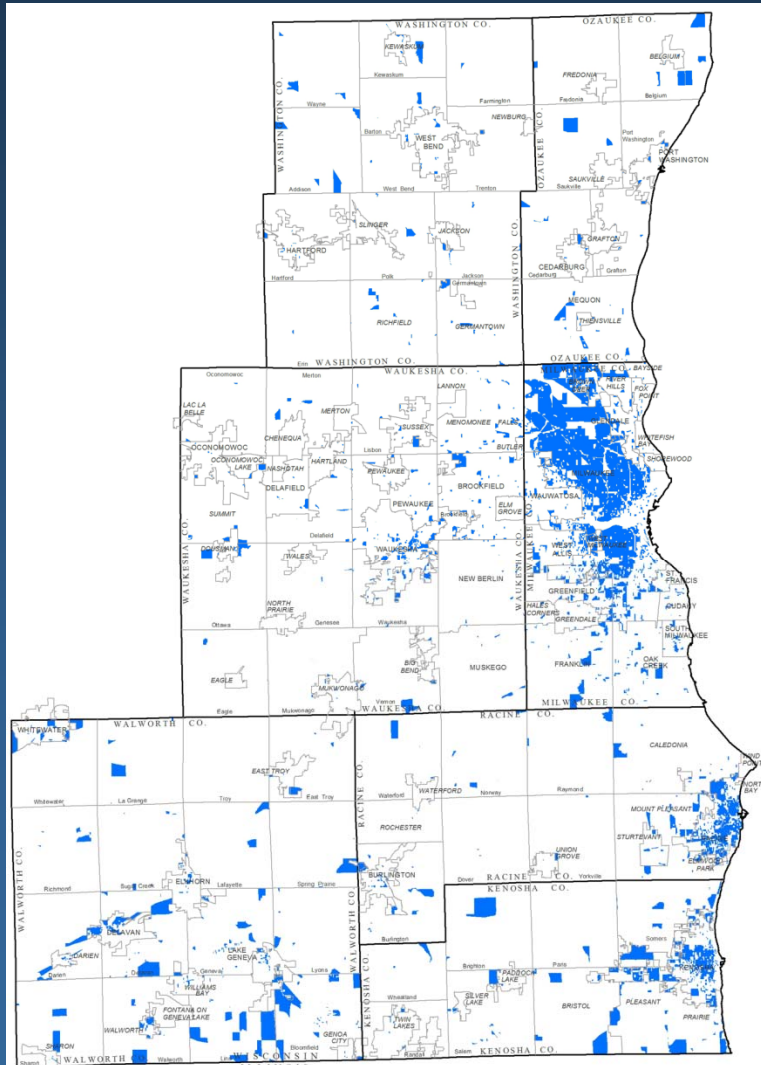
- Zoning regulations and comprehensive plans in some outlying communities discourage the development of modest single-family housing



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



Minority Population Distribution Findings

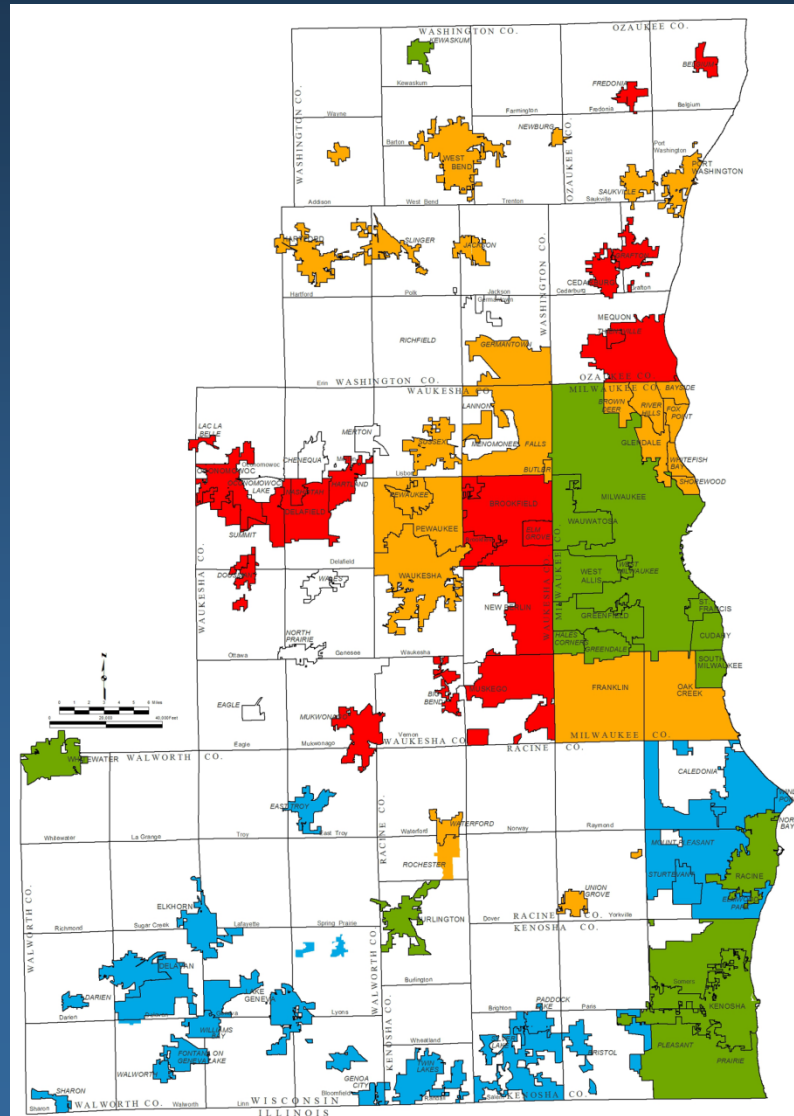






CENSUS TRACT WHERE MINORITY POPULATION EXCEEDS REGIONAL AVERAGE

- 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

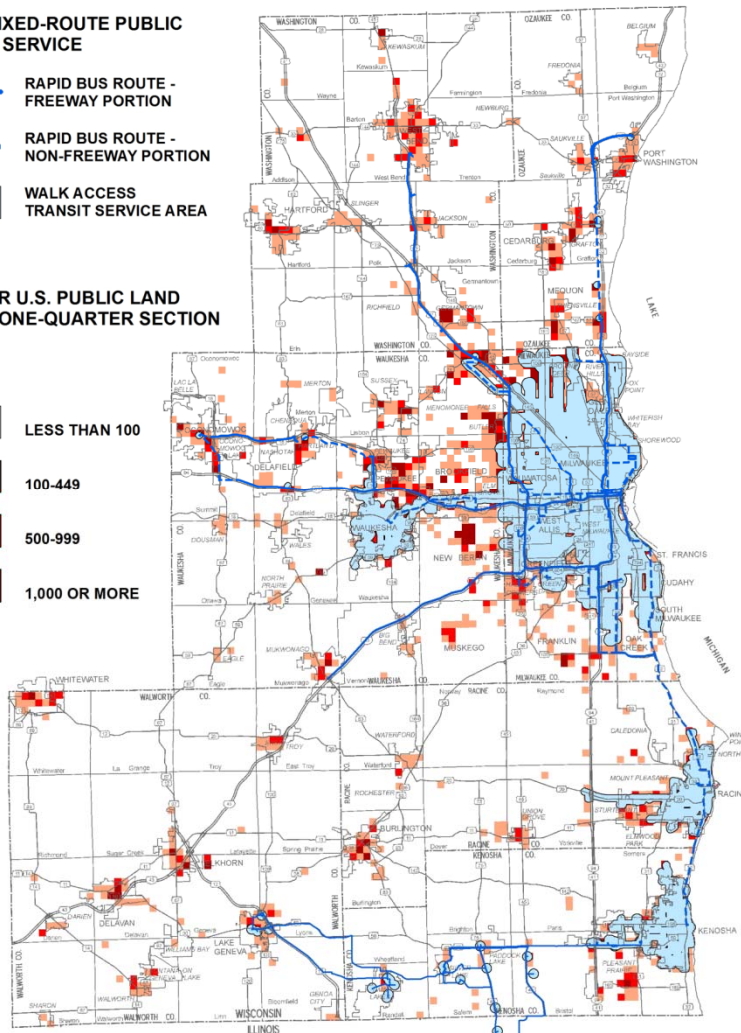
JOBS NOT SERVED BY EXISTING PUBLIC TRANSIT

LOCAL FIXED-ROUTE PUBLIC TRANSIT SERVICE

- RAPID BUS ROUTE - FREEWAY PORTION
- RAPID BUS ROUTE - NON-FREEWAY 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 earnings of persons with disabilities is half that of persons without disabilities
- New multi-family housing will increase the supply of housing that is accessible and affordable
 - Federal and State laws require ground floor apartments in new buildings without elevators and all apartments in new buildings with elevators to provide accessibility features that accommodate people using wheelchairs





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 programs to assist households moving to outlying areas with finding housing, jobs, and schools

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

- The Advisory Committee will review public comments on the preliminary recommendations and SEI findings and make its final recommendations in early 2013
- The Regional Planning Commission will consider adoption of the plan in Spring of 2013
- It is recommended all county and local governments and concerned agencies in the Region integrate housing plan recommendations into their plans and regulations related to housing and land use
- SEWRPC will monitor plan implementation

