

What is SEWRPC?



The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is the advisory regional planning agency for the seven-county Southeastern Wisconsin Region. SEWRPC helps county and local governments in the Region:

- Consider and address development and infrastructure problems that extend beyond their boundaries. Examples include transportation, flooding, sewage treatment, water quality, and water supply.
- Develop population and employment forecasts, land use planning, and planning to preserve natural resources and prime agricultural lands.

All SEWRPC plans provide advisory recommendations for consideration by local and county government officials.

Under State law, the Commission is governed by 21 Commissioners:

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Adelene Greene
Robert W. Pitts

Milwaukee County

William R. Drew
Marina Dimitrijevic
John Rogers

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Thomas H. Buestrin
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Racine County

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Peggy Shumway
David L. Eberle

Walworth County

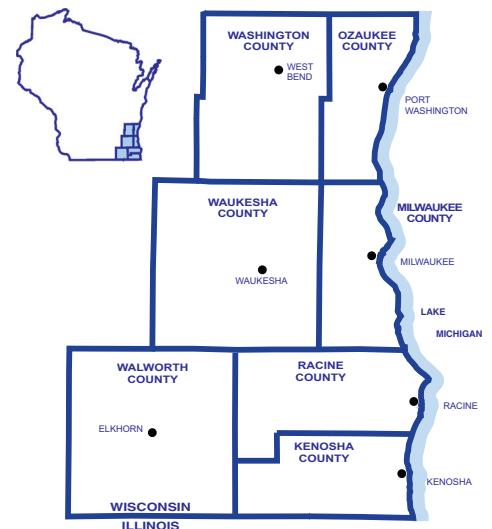
Nancy Russell
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- The Region is made up of seven counties and 147 cities, villages, and towns.
- The Region includes more than one-third of Wisconsin's population and jobs.

PLANNING FOR HOUSING IN SOUTHEASTERN WISCONSIN

At the request of local government officials, SEWRPC has been working on a new **Regional Housing Plan**. A preliminary plan has now been completed.

Carrying out the plan will help to provide affordable housing throughout Southeastern Wisconsin, particularly near major employment centers.



Draft plan chapters and additional information about the plan are available on the SEWRPC website at www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

The preliminary draft regional housing plan includes recommendations about:

- Affordable Housing
- Subsidized and Tax Credit Housing
- Fair Housing/ Opportunity
- Job/Housing Balance
- Accessible Housing
- Housing Development Practices



REGIONAL HOUSING PLAN ADVISORY COMMITTEE

A 29-member Advisory Committee was established by the Regional Planning Commission to guide preparation of the plan. The Advisory Committee provides a direct link between SEWRPC and the government agencies and housing advocacy groups responsible for carrying out plan recommendations.

William R. Drew, Chairman.....	Executive Director, Milwaukee County Research Park and Commissioner, Southeastern Wisconsin Regional Planning Commission
Julie A. Anderson.....	Director, Racine County Department of Public Works and Development Services
David Cappon	Executive Director, Housing Authorities of the City and County of Waukesha
Michael P. Cotter	Director, Walworth County Land Use and Resource Management Department
Kalan R. Haywood, Sr.....	President, Vanguard Group, Milwaukee
Joseph G. Heck, Jr	Assistant Director (Retired), Racine Department of City Development
Rob Henken	President, Public Policy Forum, Milwaukee
Douglas J. Koehler	Planner, City of Waukesha
Gary Koppelberger	City Administrator, City of Hartford
Jeffrey B. Labahn.....	Director, City of Kenosha Department of Community Development and Inspections
J. Scott Mathie	Senior Director, Government Affairs Metropolitan Builders Association of Greater Milwaukee
George E. Melcher.....	Director, Kenosha County Planning and Development Department
Michael J. Murphy.....	Alderman, City of Milwaukee
Falamak Nourzad	Principal, Continuum Architects + Planners, Milwaukee
Linda Olson.....	Director, Washington County Aging and Disability Resource Center
Antonio M. Pérez	Executive Director, Housing Authority of the City of Milwaukee
Brian Peters	Housing Policy Advocate, IndependenceFirst, Milwaukee and Member, SEWRPC Environmental Justice Task Force
Kim Plache.....	Senior Community Relations Officer, Milwaukee Office of WHEDA
Maria Prioletta.....	Redevelopment and Special Projects Manager, Milwaukee Department of City Development
Welford Sanders	Executive Director, M.L. King Economic Development Corporation
Mary Kay Schleiter.....	Associate Professor, Department of Sociology-Anthropology, University of Wisconsin-Parkside
Kori Schneider-Peragine.....	Senior Administrator, Inclusive Communities Program, Metropolitan Milwaukee Fair Housing Council
Dale R. Shaver	Director, Waukesha County Department of Parks and Land Use
Michael J. Soika.....	Director, Milwaukee Succeeds
Andrew T. Struck	Director, Ozaukee County Planning and Parks Department
Marne J. Stück.....	Governmental Affairs Director, Greater Milwaukee Association of Realtors
Scott Thistle	Principal, Halen Homes, Brookfield
Rev. James C. Thomas	Retired, Board of Ezekiel Community Development Corporation
John F. Weishan, Jr.....	Supervisor, Milwaukee County Board

Housing Vision and Objectives

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

Affordable Housing:

- Provide decent, safe, sanitary, and financially sustainable housing for all current residents of the Region, and the Region’s anticipated future population.

Job/Housing Balance:

- 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.

Subsidized/Tax Credit Housing:

- Maintain and expand the stock of subsidized housing in the Region to meet the anticipated need for such housing.

Accessible Housing:

- Provide accessible housing choices throughout the Region, including near major employment centers.

Fair Housing:

- Eliminate housing discrimination in the Region.
- Reduce economic and racial segregation in the Region.

Housing Development Practices:

- 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.



NEED FOR AFFORDABLE HOUSING

HUD defines housing affordability as a **household paying no more than 30 percent of its gross income towards housing costs**. This is the standard used in the regional housing plan.

- **About 282,500 households in the Region, or 36 percent, pay more than 30 percent of their income towards housing.** Two-thirds of these households have incomes below the Region median household income (\$53,879).

Subsidized Housing Need: Households with incomes less than 50 percent of the Region median income (less than \$26,940) will likely need subsidized housing or housing vouchers to afford decent housing.

Multi-Family Housing Need: Households with incomes of 50 to 80 percent of the Region median income (\$26,940 to \$43,104) will likely be able to afford higher density multi-family housing (at least 10 units per acre) at market rent (non-subsidized).

Modest Single-Family Housing Need: Households with incomes of 80 to 135 percent of the Region median income (\$43,104 to \$72,737) will likely be able to afford modest single-family homes (homes less than 1,200 square feet on lots of 10,000 square feet or smaller).

POTENTIAL HOUSING NEED

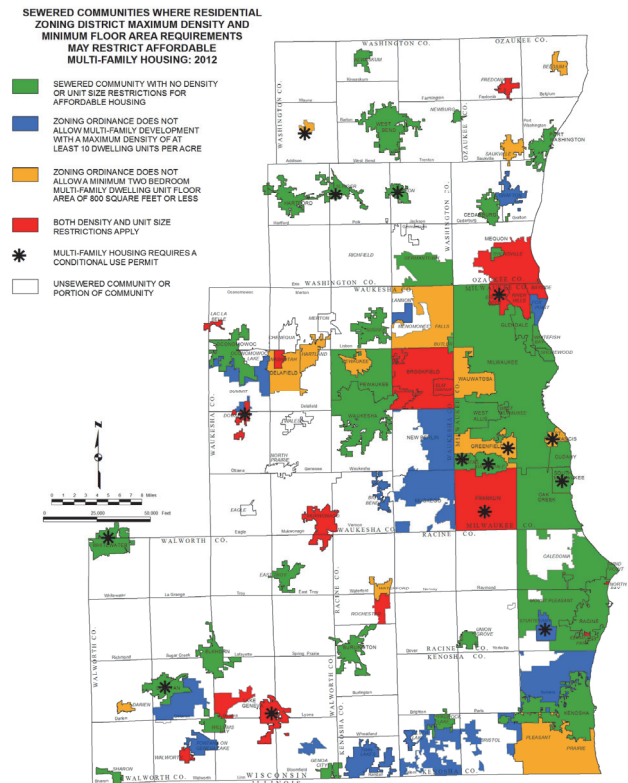
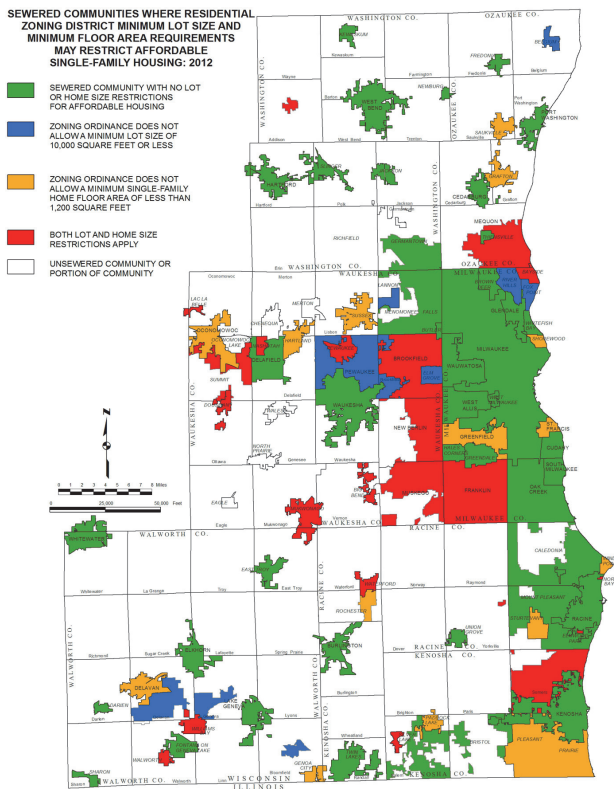


AFFORDABLE HOUSING

Housing affordability is closely related to the type and density of housing. Multi-family housing and smaller single-family homes on smaller lots tend to be more affordable to a wider range of households than larger single-family homes on larger lots. Multi-family and higher density single-family housing is most appropriate in communities with sewer service.

Zoning regulations have a substantial impact on the type and density of housing in a community.

Several suburban communities with sewer service have zoning ordinances with housing density and size requirements that may restrict the development of affordable market-rate multi-family and modest single-family housing.



- 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.

AFFORDABLE HOUSING (continued)

Preliminary Recommendations:

- The key preliminary plan recommendation calls for communities with sewer service to **allow development of new single-family homes on lots of 10,000 square feet or smaller with homes sizes of 1,100 to 1,200 square feet and multi-family housing at a density of at least 10 units per acre.** Areas for this type of residential development should be identified in comprehensive plans and allowed by zoning ordinances.
- Comprehensive plans and zoning ordinances in communities with sewer service should encourage a variety of housing types (single-, two-, and multi-family), and a variety of lot sizes and housing values in urban neighborhoods. Re-use of buildings and development of live-work units should also be considered.
- Communities should also:
 - 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.
 - Consider extending Tax Increment Financing (TIF) districts for one year to fund affordable housing, as permitted under current State law.
 - Allow accessory dwelling units to help provide affordable housing options.



SUBSIDIZED AND TAX CREDIT HOUSING

There is **significant unmet need for subsidized housing** in the Region.

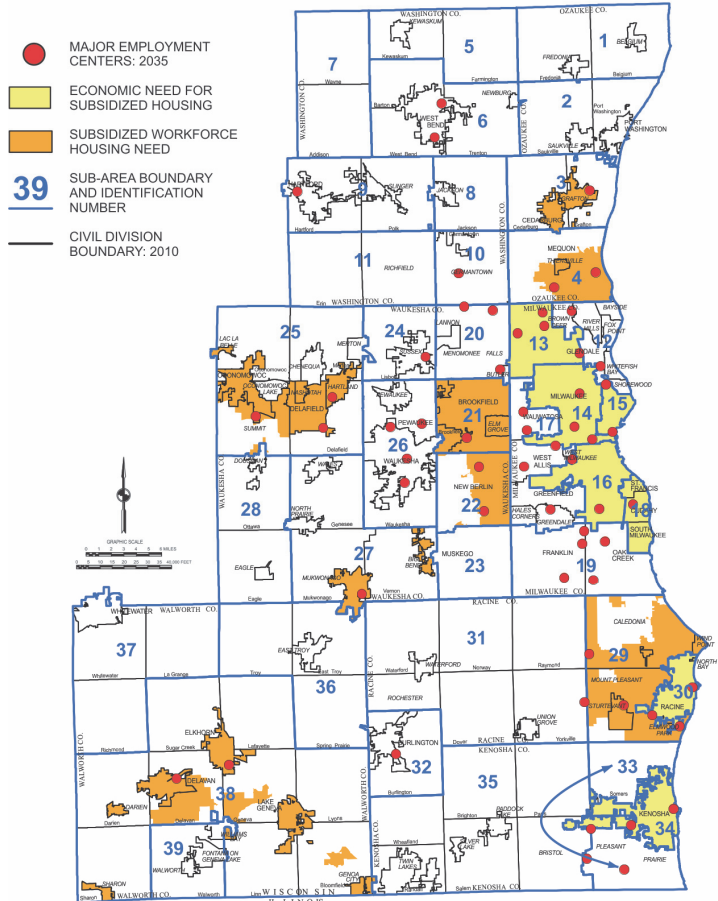
- Public housing agencies have long waiting lists for housing assistance.
- There are fewer than 46,000 subsidized and tax credit housing units and vouchers in the Region and 187,000 households that may need financial assistance to afford decent housing.



Preliminary Recommendations:

- Due to funding challenges, the preliminary plan recommends **housing assistance be targeted to areas of the Region with the greatest existing and anticipated need**, such as areas with many households that may need financial assistance (shown in yellow) and areas with employment opportunities that do not have enough affordable housing for lower- and moderate-wage workers (shown in orange).
- HUD should modify their housing voucher program to encourage a regional program in Southeastern Wisconsin.
- A regional housing trust fund should be established to assist in the development of affordable housing.
- Communities with major employment centers should support tax credit housing development.
- WHEDA should modify their tax credit housing allocation criteria to encourage development in outlying areas with major employment centers.
- Wisconsin Open Housing Law should be amended to recognize housing vouchers as a lawful source of income.

SEWERED COMMUNITIES IN PRIORITY SUB-AREAS FOR SUBSIDIZED HOUSING IN THE SOUTHEASTERN WISCONSIN REGION



JOB/HOUSING BALANCE

Land use plan maps adopted as part of community comprehensive plans were analyzed to determine the potential number of jobs and housing units that could be accommodated in communities with planned sewer service in 2035.

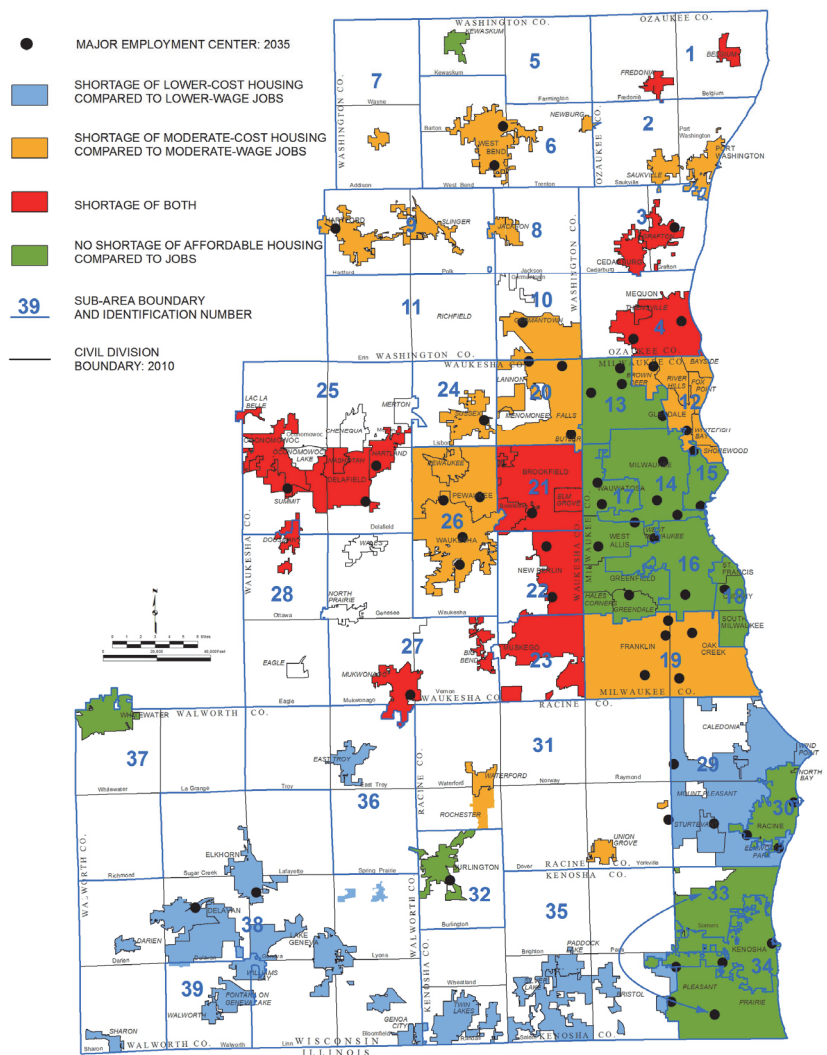
Estimated job wages and housing types and densities in sub-areas of the Region were compared:

- A lower-cost job/housing imbalance is where a sub-area is likely to have a higher percentage of lower-wage jobs than lower-cost housing (multi-family, two-family, and mobile homes).
- A moderate-cost job/housing imbalance is where a sub-area is likely to have a higher percentage of moderate-wage jobs than moderate-cost housing (modest single-family homes on lots of 10,000 square feet or less).

Preliminary Recommendations:

- Communities with sewer service in areas projected to have a job/housing imbalance should allow development of modest multi-family and/or single-family housing. Areas for this type of housing should be identified in comprehensive plans and allowed by zoning ordinances.
- Tax Increment Financing (TIF) policy and economic development incentives should be designed to encourage new development that will correct job/housing imbalances and increase employment opportunities in areas with low incomes and high unemployment.

PROJECTED JOB/HOUSING IMBALANCES: 2035



TRANSIT CONNECTIONS BETWEEN JOBS AND AFFORDABLE HOUSING

Significant expansion of public transit is necessary to connect jobs to existing affordable housing, much of which is concentrated in the Region's central cities.

Preliminary Recommendation:

State, County, and affected local governments should work to fully implement the public transit element of the 2035 regional transportation plan to connect affordable housing and jobs.

The 2035 regional transportation plan recommends doubling 2010 public transit service levels.

Maintenance and expansion of public transit service requires the continued commitment of the State to be a partner in funding public transit.


The recommended expansion of public transit in the Region is also dependent on attaining dedicated local funding.

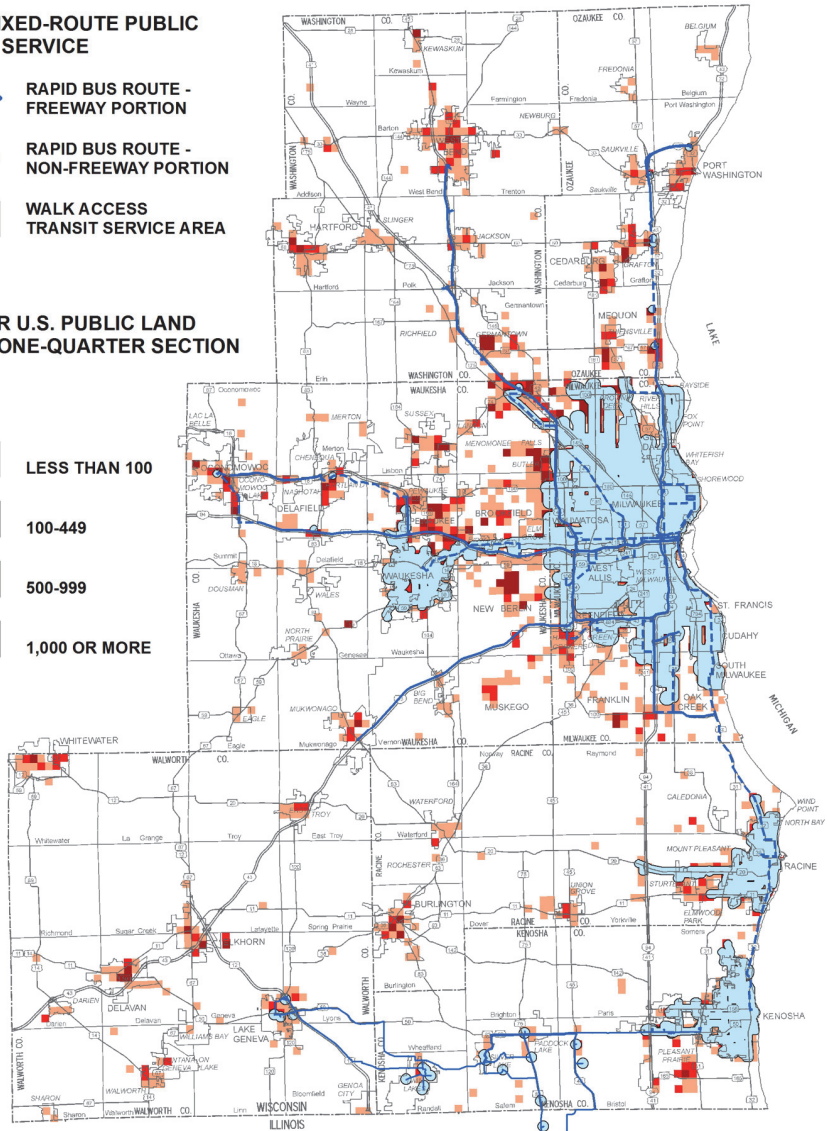
JOBS NOT SERVED BY EXISTING PUBLIC TRANSIT

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



ACCESSIBLE HOUSING

Demand for housing accessible to persons with disabilities exceeds supply.

- It is estimated there are up to **61,640 multi-family housing units in the Region constructed since 1991** that may be accessible to persons with disabilities, due to Federal and State fair housing laws. These 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.
- **About 169,000 households in the Region reported a member with a disability in 2010.**
- Affordability is a particular concern because the median earnings of persons with disabilities is about half that of persons without disabilities.

Preliminary Recommendations:

- **Developing multi-family housing near major employment centers and throughout the Region**, which would address both affordability and accessibility needs.
- Community support of efforts by developers and other housing providers to design homes that make it easy for people with mobility impairments to live in or visit. The homes should have a zero step entrance, wide doors and hallways, easy to reach and use switches and door knobs, and a ground floor bathroom.



- Continued funding for accessibility modifications in single-family homes and apartments through HUD grants, TIF extensions, and other sources.
- Develop and maintain a database to track homes and apartments with accessibility features.

HOUSING DEVELOPMENT PRACTICES

Preliminary Recommendations:

Communities should prepare detailed plans for **neighborhoods in urban areas** that:

- Designate road alignments, pedestrian and bike paths, and transit stops (in communities that can support transit service);
- Identify areas for a **variety of housing types and sizes and mixed uses** such as stores and offices with housing, and live-work units;
- Identify areas for parks, schools, and shopping;
- Identify important natural resource areas to preserve;
- Designate areas for stormwater management and utilities.



The preliminary plan also recommends:

- The **redevelopment and infill** of vacant and underutilized sites, including brownfields, to revitalize urban areas.
- The use of green building methods and materials for new and renovated housing, where financially feasible, with priority given to **energy-saving materials and construction practices**, such as low-flow water fixtures; energy-star appliances; and high efficiency furnaces, water heaters, windows, and insulation.



BENEFITS OF IMPLEMENTING REGIONAL HOUSING PLAN RECOMMENDATIONS

- There will be more housing affordable to all of the Region's residents.
- There will be affordable workforce housing near job centers.
- The market for dilapidated housing will be reduced.
- There will be more housing accessible to persons with disabilities throughout the Region.
- Concentrations of minority and low-income populations in central cities will be reduced.
- Neighborhoods with urban services will have compact and mixed use development, which will:
 - Minimize the conversion of farmland to urban uses;
 - Minimize the cost of providing new roads and extending public sewer and water to serve new development;
 - Be served more efficiently by transit;
 - Minimize the distance residents have to travel between home and support services such as parks, schools, and shopping.

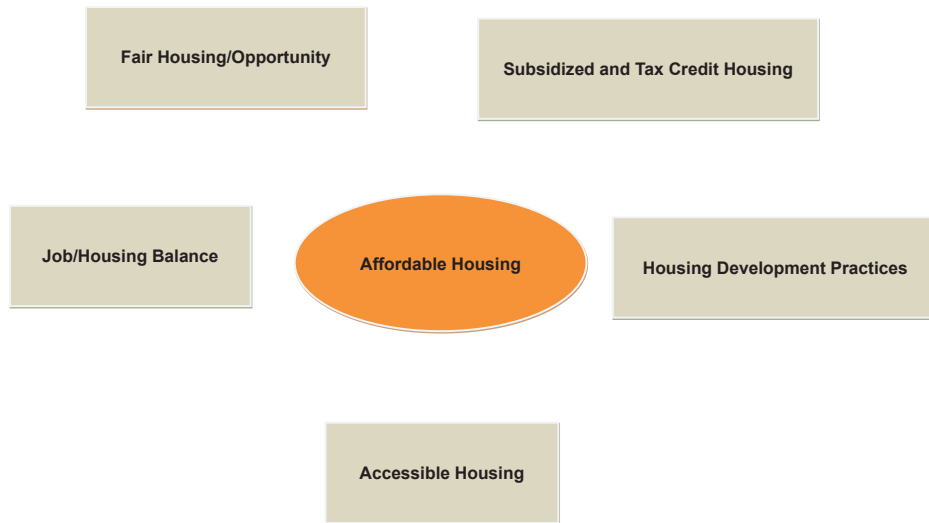


Socio-Economic Impact (SEI) Analysis

- ◆ The UWM Center for Economic Development (CED) conducted a **Socio-Economic Impact (SEI) analysis** to identify, measure, and analyze the impacts (positive or negative) of the preliminary housing plan recommendations on environmental justice populations. Environmental justice populations include low-income and minority populations and persons with disabilities.

SUMMARY OF FINDINGS

The central tenet of the Regional Housing Plan is providing affordable housing throughout the Region, with a focus on providing affordable housing for low- and moderate-income households. The preliminary housing plan recommendations fall into six categories.



- ◆ Based on the analysis portion of the SEI, **most recommendations had either a positive or a significantly positive impact on environmental justice populations.**
- ◆ If the recommendation was found to have a positive impact, then it would benefit most people in the Region.
- ◆ If the impact was found to be significantly positive, then it would have a greater and more positive impact on environmental justice populations than the population as a whole.
- ◆ The CED socio-economic impact analysis identified key recommendations that would have the most significantly positive impacts on environmental justice populations.
- ◆ **None of the preliminary recommendations offered by SEWRPC, if implemented, would have a negative impact on environmental justice populations.**



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ENVIRONMENTAL JUSTICE IMPACTS OF PRELIMINARY HOUSING PLAN RECOMMENDATIONS

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation	Further Action
Affordable Housing							
1. Housing unit size and density					√	√	
2. Shift school funding away from property tax							√ ^a
3. Reduce or waive impact fees for affordable housing				√			
4. Encourage a variety of housing types				√			
5. Review requirements that increase housing costs but do not contribute to design or functionality				√			
6. Include architects on design review team	√						
7. Conduct education and outreach efforts					√		
8. Sound housing finance system				√			
9. Appraisers should consider cost, income, and sales comparison approaches to value				√			
10. Use TIF to facilitate the development of affordable housing as allowed by Section 66.1105(6)(g) of the Wisconsin Statutes				√			√ ^b
Fair Housing/Opportunity							
1. Housing unit structure type and density					√	√	
2. Allow multi-family as principal use in multi-family zoning districts				√			
3. Require sub-grantees to Affirmatively Further Fair Housing (AFFH)					√	√	
4. NGO public informational programs					√		
5. Assisted housing mobility program					√		
Job/Housing Balance							
1. Community job/housing balance analyses					√	√	
2. Expand public transit					√		
3. Conduct a Statewide job/housing balance analysis	√						
4. Amend state law to prohibit TIF in communities with job/housing imbalance unless imbalance is addressed					√	√	
5. Economic development incentives					√	√	√ ^c
6. Provide findings of job/housing balance conducted under regional housing plan to communities requesting sewer service area expansion	√						
7. Economic and workforce development programs					√		
8. Establish revised selection criteria for transportation projects using Surface Transportation Program – Milwaukee Urbanized Area funding or Congestion Mitigation and Air Quality program funding				√			
9. Employer assisted housing programs					√		
10. Migrant worker housing data collection				√			

Affordable Housing

√^a Recommendation 2 is still under consideration by CED. Our concern is whether or not greater reliance on sales and income taxes as alternative revenue streams could be regressive and have a disproportionately negative impact on environmental justice households.

√^b More information on Recommendation 10 is forthcoming. CED will determine whether any communities have taken advantage of the existing program that extends the life of a Tax Increment Financing District by 1 year in order to help pay for affordable housing.

Job/Housing Balance

√^c CED advises clarifying Recommendation 5 to include which programs/agencies would be targeted. This should apply to existing and future economic development programs, given the changing nature of the Federal and State programs.

Continued on next display.

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ENVIRONMENTAL JUSTICE IMPACTS OF PRELIMINARY HOUSING PLAN RECOMMENDATIONS

Continued from previous display.

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation	Further Action
Accessible Housing							
1. Provide for multi-family housing					√	√	
2. Encourage universal design and visitability					√		√ ^a
3. Funding for long term care programs and accessible housing database development					√		√ ^b
4. Funding for Independent Living Centers					√		√ ^c
5. Prioritize funding to retro-fit existing housing					√		
6. Building code enforcement for accessibility					√		
7. Modify government programs to allow renters to use funds					√		√ ^d
Subsidized and Tax Credit Housing							
1. Simplify and maintain Federal subsidized housing programs					√		
2. Increase funding level for Section 8 Housing Choice Vouchers					√		
3. Seek and support new LIHTC housing					√		
4. Seek and support HUD subsidized housing					√	√	√ ^f
5. Study models in other states to target extremely low-income population in LIHTC application (QAP)					√		
6. Administer voucher program regionally					√	√	
7. Amend Wisconsin Open Housing law to recognize vouchers as a source of income					√		
8. Revise LIHTC application (QAP)					√		
9. Form affordable housing partnerships					√		
10. Establish a Housing Trust Fund for Southeastern Wisconsin					√	√	
Housing Development							
1. Neighborhood planning				√			
2. Develop design standards				√			
3. Brownfield redevelopment					√	√	
4. Crime Prevention design					√		√ ^g
5. Energy efficient housing					√		√ ^h

Accessible Housing

- √^a Currently, accessibility features and modifications are not documented in property assessments. CED recommends developing a recommendation that would add documenting accessibility features and/or modifications to the residential property assessment. Alternatively, Recommendation 3 could be modified to incorporate this.
- √^b CED encourages rewriting Recommendation 2 to include examples of how communities could “support the efforts” of developers, for instance, by providing density bonuses.
- √^c CED will provide additional clarification on Recommendations 3 and 4. CED agrees that there will be an increased need for funding or proportional funding over the course of the planning period, but needs to do some work on this to see how the specific budgets have been impacted over the past 4 years.
- √^d Recommendation 7 calls for the modification of government programs to fund accessibility modifications for renters. CED recommends that this also be extended to allow for landlord eligibility.

Subsidized and Tax Credit Housing

- √^e CED recommends that SEWRPC develop at least one recommendation regarding homelessness and emergency shelter housing.
- √^f CED suggests a recommendation that focuses on the preservation of existing subsidized housing, and/or modifying Recommendation 4 to include funding for the rehabilitation and preservation of existing housing units in priority areas through the Choice Neighborhood Program.

Housing Development Practice

- √^g CED will provide more information on the impact of Crime Prevention Through Environmental Design program.
- √^h CED is currently examining the possibility of expanding Recommendation 5 to include local programs such as the Targeted Investment Neighborhoods and their potential impact on environmental justice populations.

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Next Steps

In early 2013, the **Regional Housing Plan Advisory Committee will review public comments** on the preliminary plan recommendations and the findings of the socio-economic impact analysis and make its final recommendations.

The Regional Planning Commission will consider adoption of the regional housing plan in Spring of 2013.



SEWRPC will provide the adopted plan to each County and local government in the Region and to all concerned local, areawide, State, and Federal agencies. SEWRPC recommends that all of the agencies and units of government endorse the plan and integrate the recommendations into their plans and regulations related to housing and land use.

SEWRPC will monitor progress towards implementation of the adopted regional housing plan.

WE WANT YOUR OPINION!!

Do you have suggestions about the best way to provide decent and affordable housing for residents of Southeastern Wisconsin? **Did we miss something??**

Please fill out one of the comment sheets available at this meeting or contact us using the information below with comments regarding the preliminary recommendations of the regional housing plan by December 14, 2012.

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