



A Regional Housing Plan for Southeastern Wisconsin: 2035



Plan Summary

March 2013



Regional Housing Plan Advisory Committee

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Linda Olson	Director, Aging and Disability Resource Center of Washington County



Regional Housing Plan Advisory Committee

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
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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



Regional Housing Plan

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

- A generally-accepted standard recommends that a household spend no more than 30% of its income on housing costs (including rent, mortgage, taxes, insurance, and utilities)
- 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



Housing Affordability Findings

- Subsidized housing need
 - Households with incomes less than 50% of the median income (less than \$26,940 per year)
 - 187,000 or 24% of Region households
- Multi-family housing need
 - Households with incomes 50 to 80% of median income (\$26,940 to \$43,104 per year)
 - 127,000 or 16% of Region households
- Modest single-family housing need
 - Households with incomes 80 to 135% of median income (\$43,104 to \$72,737 per year)
 - 191,000 or 24% of Region households





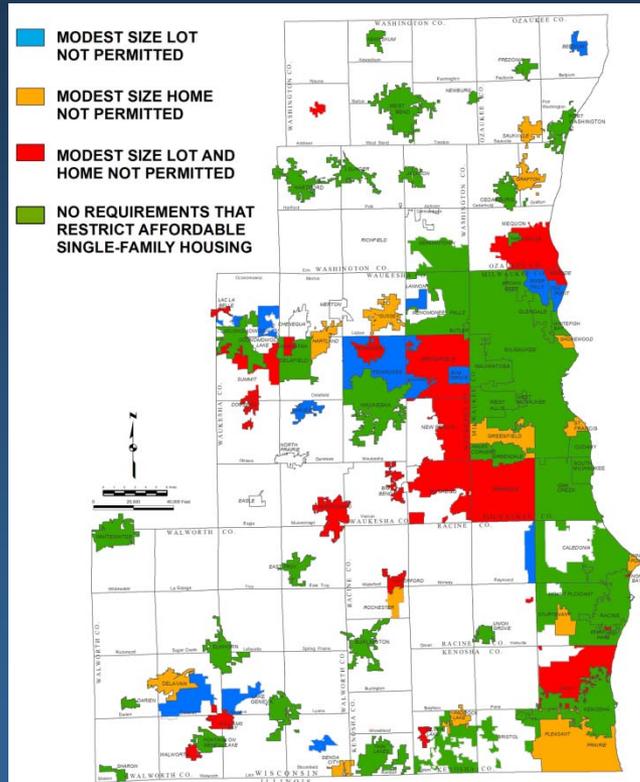
Subsidized and Tax Credit Housing Findings

- 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

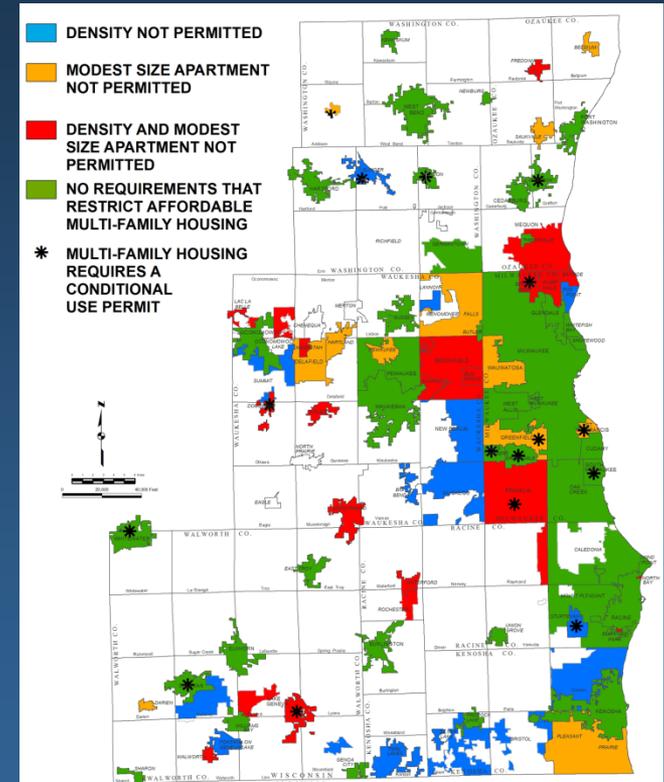




New Housing Development Findings



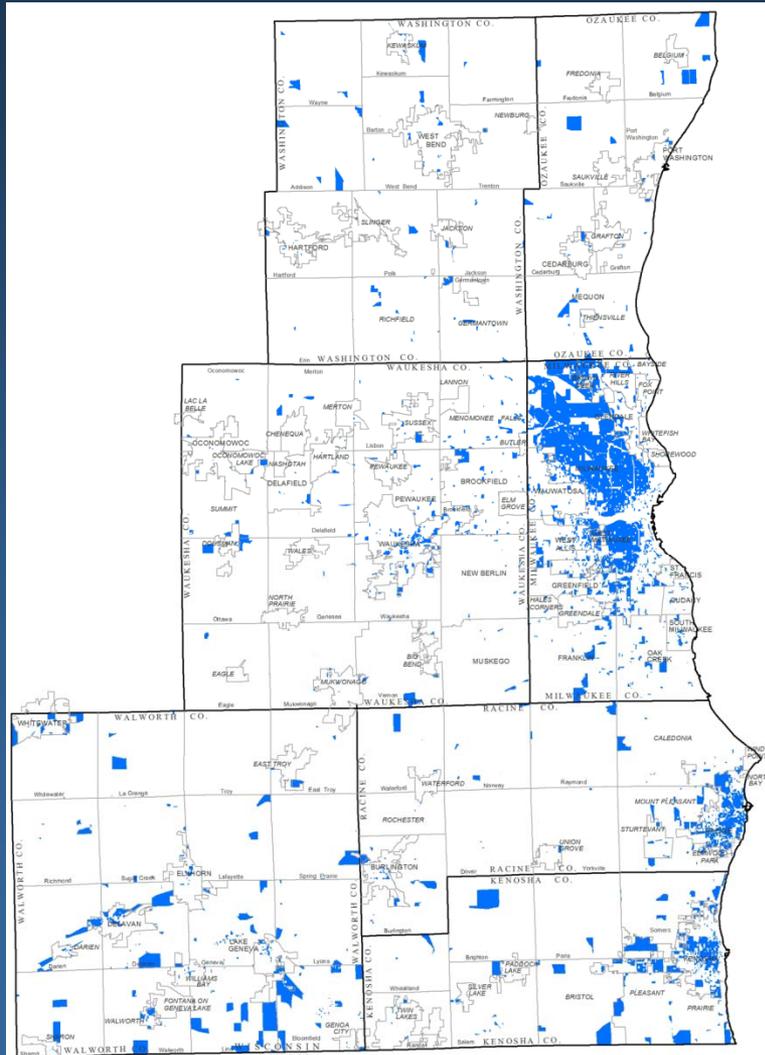
- Zoning regulations and comprehensive plans in some communities discourage the development of modest single-family housing



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



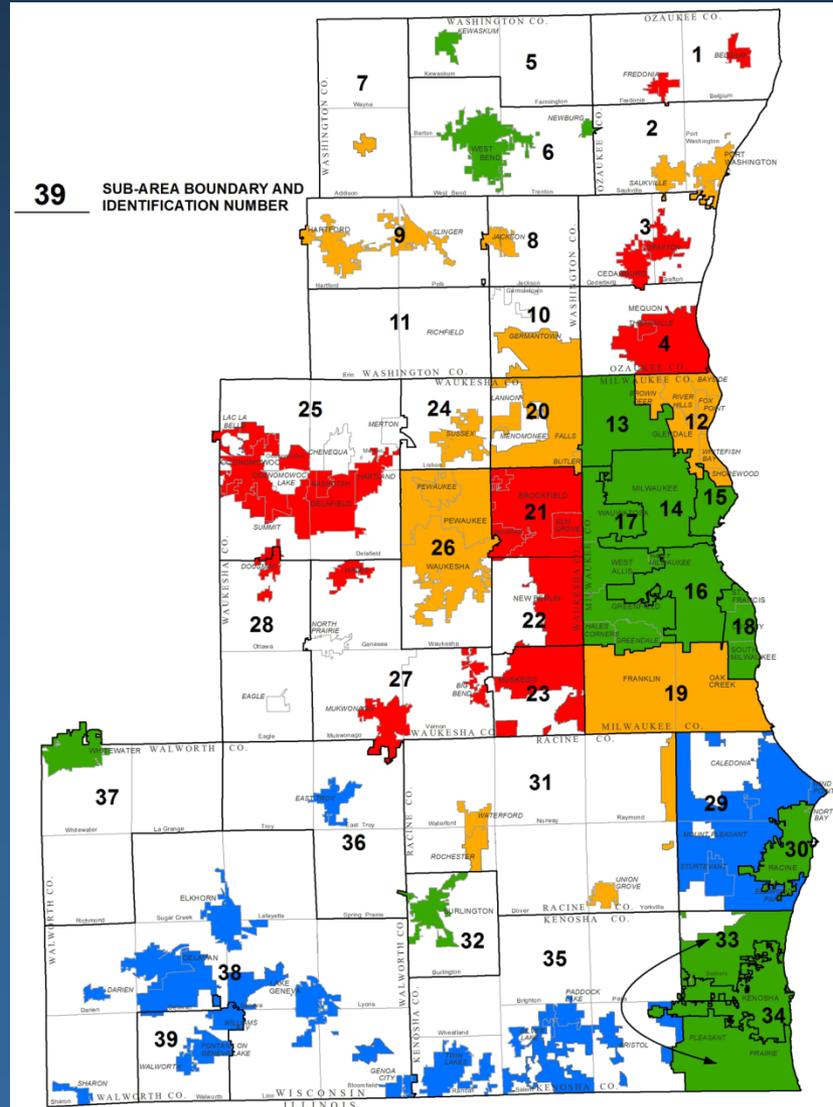
Minority Population Distribution Findings



- 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 assist in addressing minority concentration in the Region



Job/Housing Balance Findings



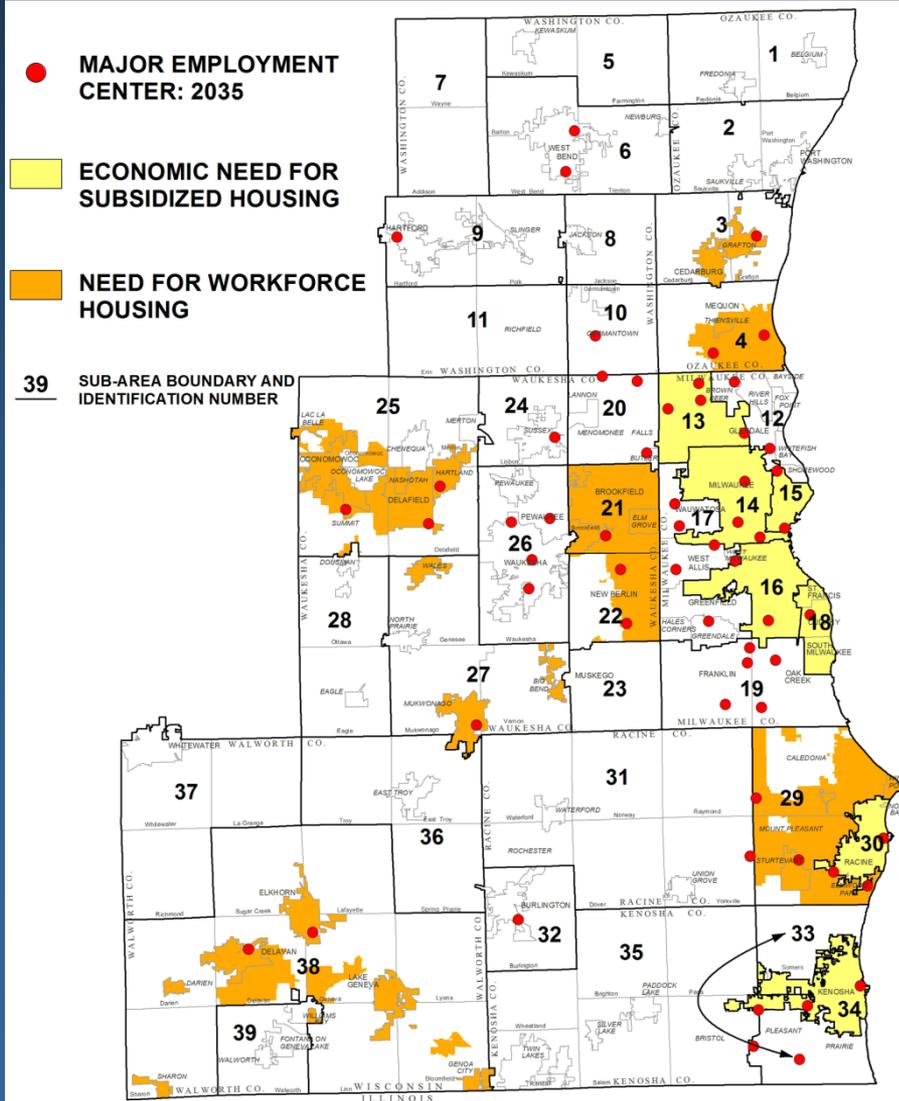
SEWERED COMMUNITIES IN SUB-AREAS WITH A JOB/HOUSING IMBALANCE

- 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

ONE OR MORE OF THE COMMUNITIES IN SUB-AREAS COMPRISED OF MULTIPLE SEWERED COMMUNITIES MAY HAVE A BALANCE BETWEEN JOBS AND HOUSING.



Priority Areas for Subsidized Housing





Employment-Housing-Transit Connections Findings

JOBS NOT SERVED BY EXISTING PUBLIC TRANSIT

LOCAL FIXED-ROUTE PUBLIC TRANSIT SERVICE

 RAPID BUS ROUTE - PROVIDES BOTH TRADITIONAL AND REVERSE COMMUTE SERVICE

 RAPID BUS ROUTE - PROVIDES ONLY TRADITIONAL COMMUTE SERVICE

 LOCAL RURAL FIXED BUS ROUTE

 WALK ACCESS TRANSIT SERVICE AREA

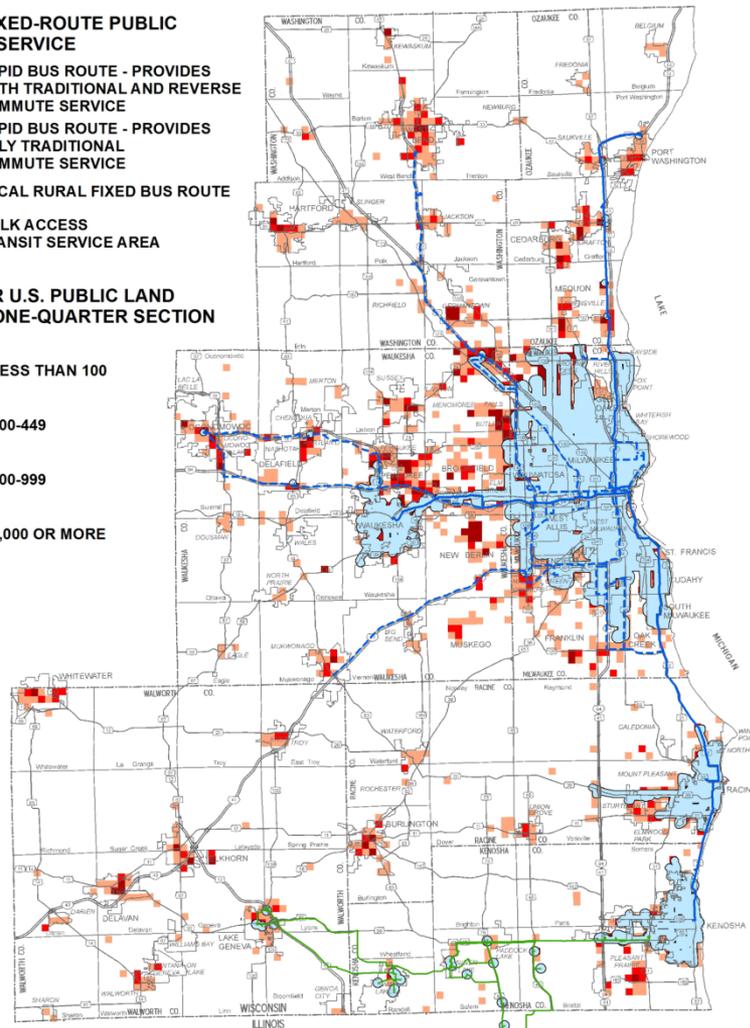
JOBS PER U.S. PUBLIC LAND SURVEY ONE-QUARTER SECTION

 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





PUBLIC OUTREACH

- SEWRPC website, newsletters, brochures, and presentations
- Public Involvement and Outreach Division staff had ongoing contact with groups across the Region representing environmental justice populations
- Three series of public meetings
 - Present proposed scope of work (Spring 2009)
 - Present plan data and analyses and obtain input to help shape preliminary recommendations (Fall 2011)
 - Present and obtain input on preliminary recommendations and socio-economic impact analysis of preliminary recommendations (Fall 2012)



Socio-Economic Impact Analysis of the Regional Housing Plan

- An analysis of the impacts of preliminary plan recommendations on low-income and minority populations
- Potential impact of recommendations:
 - 44 positive or significantly positive
 - 3 neutral
 - None negative



Plan Adoption

- The Regional Housing Plan was approved by a unanimous vote of the Advisory Committee on January 23, 2013
- The plan was adopted by a unanimous vote of the Regional Planning Commission on March 13, 2013



PLAN RECOMMENDATIONS

AFFORDABLE HOUSING

- Sewered communities should provide areas for the development of modest single-family and multi-family housing
- Study alternatives to heavy reliance on property tax to fund schools and local government
- Reduce or waive impact fees for modest single- and multi-family housing
- Sewered communities should use flexible zoning regulations such as PUD, TND, density bonuses, and accessory dwelling units to encourage a variety of housing types
- Review community requirements for new housing that could reduce cost without compromising quality
- Communities with a design review board should include a professional architect on the board



PLAN RECOMMENDATIONS

AFFORDABLE HOUSING (continued)

- Conduct education and outreach efforts on the need for affordable housing (SEWRPC and UW-Extension)
- State and Federal governments should work with private partners to provide a sound housing finance system
- Appraisers should consider cost, income, and sales comparison approaches to value when conducting property appraisals
- Communities should use TIF to facilitate the development of affordable housing as allowed by the State Statutes
- Communities should establish programs and ordinances to maintain existing affordable housing stock
- The State should consider funding the Smart Growth Dividend Aid Program



PLAN RECOMMENDATIONS

FAIR HOUSING/OPPORTUNITY

- Other plan recommendations will address fair housing/opportunity
 - Providing modest multi- and single-family housing
 - Addressing job/housing imbalances
 - Expanding subsidized and tax credit housing
- Multi-family housing should be a principal use (not conditional use) in zoning districts that allow multi-family development
- Require sub-grantees to certify they will affirmatively further fair housing to receive CDBG and HOME funds
- Continued funding for fair housing education
- Implement programs to assist households moving to outlying areas with finding housing, jobs, and schools



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 by WHEDA or appropriate State agency
- State TIF law should be amended to require communities with a job/housing imbalance, as determined by the Statewide analysis, to address the imbalance in new TIF district proposals
- The Statewide job/housing balance analysis should be considered in the award of economic development incentives and LIHTC



PLAN RECOMMENDATIONS

JOB/HOUSING BALANCE (continued)

- Provide communities amending their sewer service area plans with SEWRPC job/housing balance analysis
- Expand and focus economic development, job training, and education in areas with low- and moderate-income households and high unemployment and under-employment
- SEWRPC should work with local governments, through its Advisory Committees on Transportation System Planning and Programing, to establish revised criteria that include job/housing balance and provision of transit for the selection of projects for FHWA STP – Urbanized Area and CMAQ funding
- Encourage the development of employer assisted housing programs
- DWD should develop a method to document migrant agricultural workers without a work agreement



PLAN RECOMMENDATIONS

ACCESSIBLE HOUSING

- Other plan recommendations will assist in addressing accessible housing needs, including expanded multi-family and subsidized/tax credit housing
- Local governments should encourage the use of Universal Design and Visitability
- Continue to fund home modification programs and establish a database of housing units known to include accessibility features
- Continue to fund Independent Living Centers



PLAN RECOMMENDATIONS

ACCESSIBLE HOUSING (continued)

- Local governments should analyze AHS data to estimate the demand for accessible housing and prioritize CDBG and HOME funding for accessibility remodeling
- Training for building inspectors on accessibility requirements of Federal and State fair housing laws
- Programs funding accessibility improvements should be modified to make renters and landlords eligible



PLAN RECOMMENDATIONS

SUBSIDIZED AND TAX CREDIT HOUSING

- Support Federal initiatives to simplify subsidized housing programs
- Increase Federal funding for housing voucher program
- Communities with major employment centers should support LIHTC development
- Communities in priority areas should seek and support subsidy programs that provide assistance for households at a variety of income levels, such as the voucher program, LIHTC, and the Choice Neighborhood Initiative
- WHEDA should study how other States reach extremely-low income households with the LIHTC program
- HUD should modify their housing voucher program to encourage development of a regional program



PLAN RECOMMENDATIONS

SUBSIDIZED AND TAX CREDIT HOUSING (continued)

- Amend the Wisconsin Open Housing Law to recognize housing vouchers as a lawful source of income
- WHEDA should revise the criteria used to award points to a potential LIHTC project to encourage affordable housing in priority need areas and in communities with a job/housing imbalance
- Communities should partner with non-profits to provide housing for very low-income households
- Establish a regional Housing Trust Fund to assist in the acquisition of land and development of affordable housing
- The Continuum of Care (CoC) approach should be continued in collaboration with Federal programs that have stable funding to help prevent homelessness and provide assistance to the homeless



PLAN RECOMMENDATIONS

HOUSING DEVELOPMENT PRACTICES

- Communities with sewer service should prepare neighborhood plans that encourage a variety of housing types and sizes
- Communities should develop design standards to be incorporated into zoning and subdivision ordinances
- Communities should promote the redevelopment of brownfield sites using TIF and State and Federal remediation funds and the State should consider establishing a brownfields tax credit program
- Crime prevention through environmental design elements should be used in new developments
- Green building methods with priority given to energy-saving materials and construction practices should be used where financially feasible



Conclusions

Plan recommendations should be implemented for the following reasons:

1. To support economic development in the Region by encouraging provision of housing affordable to the existing and projected workforce
2. To address the problem of dilapidated, substandard, and unsafe housing in the Region
3. To better meet the existing and future need for accessible housing in the Region
4. To reinforce the need for improved and expanded public transit in the Region
5. To help increase diversity in all communities in the Region