

SEWRPC Planning Report No. 54
A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035

Chapter III

PLANS AND PROGRAMS RELATED TO HOUSING IN THE REGION

INTRODUCTION

This plan presents housing recommendations concerning the role of Federal, State, and local government agencies and the private sector in meeting the current and future housing needs of the Region. Government plans and programs that affect housing in the Region have been inventoried to understand and assess government's potential to help meet the housing needs of the Region's current and future residents, often in concert with the private sector. Local government consolidated plans and county and local government comprehensive plans are inventoried and reviewed in this Chapter. Regionwide plans prepared by SEWRPC, including the land use plan and transportation system plan, and past housing planning efforts, including the regional housing plan adopted by the Commission in 1975, are also summarized in this Chapter.

Additionally, government sponsored housing programs have been inventoried. These programs are typically funded by the Federal government and administered by a number of local and State government and non-profit agencies. The full array of government sponsored programs and funding availability is almost continually changing, therefore, this section focuses on those programs that have the potential for increasing the availability of lower-cost housing, accessible housing, and support for housing rehabilitation.

PART 1: PLANS RELATED TO HOUSING

Local governments engage in planning activities that have a direct impact on the number, location, and type of housing units provided in the Region. Two of the chief local planning activities that affect the provision of housing include consolidated plans and county and local government comprehensive plans. These plans can have a direct impact on supportive housing programs and funding available within a local or county government and on ordinances controlling the location, type, and size of residential development, such as zoning and land division ordinances. Local planning activities often refine regionwide planning documents such as the regional land use plan and transportation system plan; therefore, it is necessary to consider how those plans impact the provision of housing in the Region. It is also necessary to review past regional housing planning efforts to determine the effectiveness of past recommendations and housing programs in providing those in need with affordable and accessible housing to help guide the current housing planning process.

Consolidated Plans

A consolidated plan is a document prepared by a state, county, or local government describing the housing needs of low- and moderate-income residents, impediments to affordable housing in the community, impediments to fair housing in the community, needs of the homeless within the community, and non-housing community development needs of low- and moderate-income residents. The plan outlines strategies to meet housing needs in

the community and lists the resources available to implement the strategies. The plan must be prepared every five years and is reviewed by HUD for completeness. A consolidated plan is required in order for a community or county to receive HUD Community Planning and Development funds, including Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

The State of Wisconsin and entitlement jurisdictions are required to prepare consolidated plans.¹ The State secures and disperses Federal and State housing program funding to non-entitlement jurisdictions in the Region and entitlement jurisdictions secure HUD funds for housing programs within their respective jurisdictions. Entitlement jurisdictions in the Region include the Cities of Kenosha, Milwaukee, Racine, Waukesha,² Wauwatosa, and West Allis, and Milwaukee³ and Waukesha Counties. The Waukesha County Home Consortium, which includes Ozaukee, Washington, and Waukesha Counties within the Region and Jefferson County outside the Region, works with Waukesha County to prepare a plan to secure HOME funds. Table III-1 sets forth the housing strategies/activities and resources identified by each of the consolidated plans prepared within the Region. In addition, the State and each of the entitlement jurisdictions are required to submit an annual action plan to request funds from HUD, including CDBG, HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds. The annual action plan is intended to address how communities plan to use HUD resources for the program year.

The preparation of the action plan also provides an opportunity for public input regarding HUD resources and results in a document that provides HUD with an understanding of needs within individual communities.

HUD also requires annual reports on program year accomplishments, outcomes, and performance through the Consolidated Annual Performance and Evaluation Report (CAPER). All entitlement jurisdictions must complete a CAPER that provides a description of how the jurisdiction's plan has provided new or improved availability of decent housing, a suitable living environment, and economic opportunity for low- and moderate-income households in the community. The CAPER must include a comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain if progress was made towards meeting the various program area objectives outlined in the consolidated plan. Annual action plans and CAPERs are available from the entitlement community or county. The State annual action plan and CAPER are available from the Wisconsin Department of Commerce.⁴

Continuum of Care Ten Year Plans to End Homelessness

The McKinney-Vento Homeless Assistance Act of 1987 authorizes HUD to use ESG funds and other programs to fund transitional and permanent supportive housing. From 1988 through 1993, individual agencies applied for HUD homeless assistance funds through national competitions. This competition was changed in 1994 with the intent of stimulating more community-wide planning and coordination programs to assist homeless persons. HUD began requiring communities to coordinate submittal of a consolidated application rather than allowing applications from individual homeless service providers. The new structure created an incentive to seek combined funding for homeless assistance through a "Continuum of Care" approach, which can take the form of voluntary cooperation between independent providers or a public-private model that includes a board and at least one government agency playing a lead role. There are three continuums of care (CoC) serving the Southeastern

¹ *Entitlement jurisdictions include principal cities of Metropolitan Statistical Areas (MSAs), other metropolitan cities with populations of at least 50,000, and urban counties of at least 200,000 (excluding the population of entitlement cities).*

² *The City of Waukesha merged its entitlement status with Waukesha County in 1993. Waukesha County receives and administers CDBG funds independently from the Waukesha County HOME Consortium.*

³ *Milwaukee County administers HOME funds for the Cities of Wauwatosa and West Allis.*

⁴ *As of July 2011, housing-related functions formerly carried out by the Wisconsin Department of Commerce were transferred to the Wisconsin Department of Administration.*

Table III-1

**HOUSING STRATEGIES AND RESOURCES IDENTIFIED
 IN CONSOLIDATED PLANS WITHIN THE SOUTHEASTERN WISCONSIN REGION: 2010-2014**

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
State of Wisconsin 2010 – 2014 Consolidated Plan	<p>Housing rehabilitation; accessibility modifications; down-payment and closing cost assistance; new housing site development and certain acquisition costs; small-scale public facilities improvements; special project initiatives for making affordable housing units newly available to low- and moderate-income households; emergency community development or housing needs necessitated by a disaster; loans to businesses in order to create or retain jobs; awards to businesses for training needs, capital investment, or new technologies; support a system of entrepreneurial and microenterprise development; support small businesses; assist in financing of public infrastructure and buildings that serve primarily low- and moderate-income persons; assist in financing infrastructure that directly supports business expansion, increased employment opportunities, and adding to municipality's tax base; blight elimination and downtown preservation and revitalization; and planning grants</p> <p>Housing rehabilitation, accessibility modifications, rental housing development, home buyer assistance, home buyer lease-purchase assistance, tenant-based rental assistance, and special projects</p> <p>Renovation, rehabilitation, and conversion of buildings for use as emergency shelters or transitional housing for homeless households; provision of essential services; payment of maintenance and operations; and homeless prevention</p>	Community Development Block Grant Small Cities Program (CDBG)	Local units of government and local units of government for loans to businesses
		HOME Investment Partnerships (HOME) Emergency Shelter Grants (ESG)	Local units of government, for profit organizations, non-profit organizations, and housing authorities Local units of government, non-profit organizations, and housing authorities

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
State of Wisconsin 2010 – 2014 Consolidated Plan (continued)	<p>Housing assistance – such as support services, rent and utility assistance, security deposits and housing counseling – aimed at preventing homelessness</p> <p>Assist homeowners with foreclosure prevention, homebuyers with closing costs and other financial assistance</p> <p>Support homeless and emergency shelter programs' operations</p> <p>Leasing costs for facility based and non-facility based programs, operating costs of housing, supportive services costs</p> <p>Homelessness prevention activities including rent and utility assistance, and mortgage foreclosure prevention</p> <p>Supplement homeless program funds</p>	<p>Housing Opportunities for People with AIDS (HOPWA)</p> <p>State Housing Funds – Housing Cost Reduction Initiative (HCRI)</p> <p>State Homeless Assistance and Homeless Prevention Funds: State Shelter Subsidy Grants (SSSG)</p> <p>State Homeless Assistance and Homeless Prevention Funds: Transitional Housing (TH) Grants</p> <p>State Homeless Assistance and Homeless Prevention Funds: Homeless Prevention Program (HPP) and Critical Assistance (CA) Grants</p> <p>State Homeless Assistance and Homeless Prevention Funds: Interest Bearing Real Estate Trust Accounts (IBRETA)</p> <p>CDBG and HOME entitlement funds and other potential grant sources</p>	<p>Non-profit organizations</p> <p>Housing authorities, for-profit organizations, and non-profit organizations</p> <p>Local units of government, an Indian tribal government, for-profit organizations, and non-profit organizations</p> <p>Local units of government, for-profit organizations, and non-profit organizations</p> <p>Local units of government, for-profit organizations, and non-profit organizations</p> <p>Local units of government, for-profit organizations, and non-profit organizations</p> <p>Local units of government, for-profit organizations, and non-profit organizations</p>
City of Kenosha 2010 – 2014 Consolidated Plan	<p>Housing Objectives</p> <ul style="list-style-type: none"> • Make small repairs to existing income-eligible owner-occupied housing to address emergency-type needs • Bring existing owner-occupied housing into code and accessibility compliance • Assist income-eligible households into homeownership <p>Public Housing Strategy</p> <ul style="list-style-type: none"> • Provide homeownership and rental housing counseling to eligible families; identify and market the program to Section 8 Housing Choice Voucher (HCV) families and market the program to local lenders and underwriters for participation • Develop applications for family unification for families in jeopardy of separating due to a lack of adequate and appropriate housing 	<p>HUD programs including Section 8 vouchers and Neighborhood Stabilization Program (NSP); mixed finance opportunities through WHEDA</p>	<p>Low-income homeowners, low- and moderate-income first-time homebuyers</p> <p>Low income households, low-income homeowners, and low- and moderate-income first-time homebuyers</p>

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Milwaukee 2010 – 2014 Five Year Consolidated Plan and Strategy (continued)</p>	<p>Public Housing Strategy</p> <ul style="list-style-type: none"> • Maximize the number of affordable housing units available to the Housing Authority within its current resources • Increase the number of affordable housing units • Target available assistance to families at or below 30 percent of the City of Milwaukee's area median income (AMI) • Target available assistance to families at or below 50 percent of the City of Milwaukee's AMI • Target available assistance to the elderly • Target available assistance to families with disabilities • Increase awareness of Housing Authority resources among families of races and ethnicities with disproportionate needs • Conduct activities to affirmatively further fair housing • Expand the supply of assisted housing • Improve the quality of assisted housing • Increase assisted housing choices • Provide an improved living environment • Promote self-sufficiency and asset development of assisted households • Ensure equal opportunity and affirmatively further fair housing <p>Lead-Based Paint Strategy</p> <ul style="list-style-type: none"> • Compliance with the Lead Safe Housing Rule. Produce 5,000 lead safe housing units within high risk target areas • Provide partial grant subsidies to assure the remediation of lead-based paint hazards at high risk window components for housing units previously scheduled for condemnation and undergoing intensive rehabilitation 	<p>HUD programs including Section 8 vouchers; mixed finance opportunities through WHEDA, Hope VI, Low Income Housing Tax Credits (LIHTC), and the City of Milwaukee Housing Trust Fund; the Housing Authority Capital fund; and the City of Milwaukee Continuum of Care program</p> <p>CDBG</p>	<p>Low-income households, elderly households, and households with persons with disabilities</p> <p>Low- and moderate-income households with children and housing units in high risk target areas</p>

**Table III-1
(continued)**

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Milwaukee 2010 – 2014 Five Year Consolidated Plan and Strategy (continued)</p>	<p>Non-Housing Community Development Strategy</p> <ul style="list-style-type: none"> • Major Economic Development Programs <ul style="list-style-type: none"> ○ Land Bank Program ○ Industrial Revenue Program ○ Federal and State tax credits ○ New Market, Job Creation, and Technology Zone tax credits ○ Environmental assessment and brownfield assistance ○ Job Opportunity Bond Fund ○ Capital Access Program ○ Mentor Access Program ○ Customized Labor Training Grants ○ Tax Increment Financing (TIF) ○ Business planning assistance ○ Business Development Marketing Program ○ Emerging Business Enterprise Program ○ Revolving loan funds • Neighborhood Economic Development Programs <ul style="list-style-type: none"> ○ Neighborhood commercial revitalization ○ Business Improvement Districts ○ Milwaukee Main Street Districts ○ Business façade grants ○ Neighborhood Capital Improvements Partnership Program ○ Retail Investment Fund ○ Small Business Predevelopment Fund ○ Development Zones ○ Other special incentives • Anti-Poverty <ul style="list-style-type: none"> ○ Economic development activities to help create livable wage jobs and reduce unemployment ○ Programs that provide skilled trade and high-tech training ○ Social service programs that teach sufficiency and independence 	<p>CDBG, City of Milwaukee funded programs, U.S. Environmental Protection Agency, Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, Regional Economic Partnership, Milwaukee 7</p>	<p>Low- and moderate-income households; households with at-risk youths; environmentally contaminated sites; Milwaukee Police Districts 2,3,4,5, and 6; Milwaukee Main Street Districts, Target Investment Neighborhoods (TIN)</p>

**Table III-1
(continued)**

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Milwaukee 2010 – 2014 Five Year Consolidated Plan and Strategy (continued)</p>	<p>Non-Housing Community Development Strategy (continued)</p> <ul style="list-style-type: none"> o Driver's License and Employability Program o English proficiency programs o Health services programs o Expand affordable home ownership/rental housing opportunities o Neighborhood improvement initiatives o Community partnerships with non-profit, resident, and youth organizations <ul style="list-style-type: none"> • Youth Issues <ul style="list-style-type: none"> o Provide job-readiness and vocational training o City of Milwaukee Summer Youth Internship Program o Invest in programs to improve educational attainment o Prevention and intervention programs for at-risk youths o Neighborhood-based youth outreach programs o Programs targeted at dealing with the aftermath of violence o Programs that respond to social issues facing youth such as teen pregnancy, truancy, and crime and violence • Public Safety and Quality of Life <ul style="list-style-type: none"> o Support the Milwaukee Police Department (MPD) data-driven crime prevention strategy o Continue monthly crime prevention and information meetings in Milwaukee Police Districts 2, 3, 4, 5, and 6 o Continue the Community Prosecution Program in Districts 2 and 5 o Launch, guide, and preserve community block watches 	<p>CDBG, City of Milwaukee funded programs, U.S. Environmental Protection Agency, Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, Regional Economic Partnership, Milwaukee 7</p>	<p>Low- and moderate-income households; households with at-risk youths; environmentally contaminated sites; Milwaukee Police Districts 2,3,4,5, and 6; Milwaukee Main Street Districts, Target Investment Neighborhoods (TIN)</p>

**Table III-1
(continued)**

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Milwaukee 2010 – 2014 Five Year Consolidated Plan and Strategy (continued)</p>	<p>Non-Housing Community Development Strategy (continued)</p> <ul style="list-style-type: none"> o Engage a wide variety of residents and community organizations in activities that promote communication and neighborhood pride such as neighborhood clean-ups and graffiti abatement o Initiate community forums • Environmental Issues <ul style="list-style-type: none"> o Inspect properties for conditions that may pose hazards to nearby residents o Coordinate and review approximately 1,000 CDBG Planning Reviews o Prepare an estimated 12 CDBG Environmental Impact Assessments annually o Assist local HUD staff in conducting environmental reviews o Screen tax-delinquent properties for possible foreclosure and environmental liability <p>Homeless Strategy</p> <ul style="list-style-type: none"> • Homelessness prevention including community awareness; stabilization of at-risk populations through discharge coordination, landlord/tenant mediation, and short-term rent assistance; and central access to homeless services and information • Outreach and assessment activities including street outreach and health care assistance • Emergency shelters and services including 720 shelter beds (289 for families and 431 for individuals) • Transitional housing including 742 beds (416 for families and 326 for individuals) • Transition to permanent housing including 845 permanent supportive housing units (214 for families and 631 for individuals) 	<p>CDBG, City of Milwaukee funded programs, U.S. Environmental Protection Agency, Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, Regional Economic Partnership, Milwaukee 7</p>	<p>Low- and moderate-income households; households with at-risk youths; environmentally contaminated sites; Milwaukee Police Districts 2,3,4,5, and 6; Milwaukee Main Street Districts, Target Investment Neighborhoods (TIN)</p>
		<p>CDBG (including Emergency Shelter Grants and the HUD Supportive Housing Program), the Milwaukee Continuum of Care (a coalition comprised of over 100 organizations including the Cities of Milwaukee, Wauwatosa, and West Allis and Milwaukee County), U.S. Social Security Administration, the Homeless Prevention Fund of the American Recovery and Reinvestment Act, and non-profit organizations</p>	<p>Homeless and chronically homeless individuals and families, extremely low- and low-income households, individuals with physical and mental disabilities including individuals with alcohol/drug dependency, and veterans</p>

**Table III-1
(continued)**

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Milwaukee 2010 – 2014 Five Year Consolidated Plan and Strategy (continued)</p>	<p>Homeless Strategy (continued)</p> <ul style="list-style-type: none"> • Help for extremely low- and low-income individuals including landlord/tenant mediation, legal services, prevention of homelessness related to foreclosure of rental units, development of discharge coordination policy, and redesign and implementation of a central intake, referral, and diversion system • Chronic homeless prevention including outreach to chronically homeless individuals, permanent supportive housing, and income generation <p>Non-Homeless Special Needs Strategy</p> <ul style="list-style-type: none"> • Support the construction and rehabilitation of housing units for person with disabilities • In all housing rehabilitation activities, to the extent possible, address any unmet needs of persons with disabilities before, during, and after rehabilitation of relevant units • Support the Housing Accessibility Program to construct handicapped accessible ramps and other accessibility modifications for persons with physical and other disabilities • Support programs that assist the elderly in remaining in their homes and accessing other supportive services such as transportation and social services • Maximize the use of public housing developments for the elderly • Provide housing and supportive services to persons with HIV/AIDS <p>Housing Opportunities for Persons with AIDS (HOPWA)</p> <ul style="list-style-type: none"> • Provide persons living with HIV disease with stable and affordable housing • Provide outreach, intake, assessment, counseling, advocacy, emergency shelter, short-term tenant based rent assistance and support short- or long-term housing opportunities 	<p>CDBG (including Emergency Shelter Grants and the HUD Supportive Housing Program), the Milwaukee Continuum of Care (a coalition comprised of over 100 organizations including the Cities of Milwaukee, Wauwatosa, and West Allis and Milwaukee County), U.S. Social Security Administration, the Homeless Prevention Fund of the American Recovery and Reinvestment Act, and non-profit organizations</p> <p>CDBG and HOME Funds and a recommendation for increased HUD Section 8 Vouchers</p>	<p>Homeless and chronically homeless individuals and families, extremely low- and low-income households, individuals with physical and mental disabilities including individuals with alcohol/drug dependency, and veterans</p> <p>Subpopulations that are not homeless but require housing or supportive services, including but not limited to the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and Neighborhood Revitalization Strategy Areas 1 and 2</p> <p>Persons living with HIV/AIDS</p>
		<p>HUD HOPWA Funds</p>	

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Milwaukee 2010 – 2014 Five Year Consolidated Plan and Strategy (continued)</p>	<p>Housing Opportunities for Persons with AIDS (HOPWA) (continued)</p> <ul style="list-style-type: none"> • Seek additional funding to expand housing options • Provide utility assistance and transitional housing assistance • Integrate supportive and housing services <p>Community Housing Development Organizations (CHDOs)</p> <ul style="list-style-type: none"> • Reserve 15 percent of HOME funds for housing activities performed by certified CHDOs (HUD requirement) 	<p>HUD HOPWA Funds</p> <p>HOME</p>	<p>Persons living with HIV/AIDS</p> <p>CHDOs</p>
<p>City of Racine 2010-2014 Consolidated Plan</p>	<p>Lead-Based Paint Strategy</p> <ul style="list-style-type: none"> • Continue to partner with Kenosha County to administer the Kenosha/Racine Lead Free Communities Partnership Program • Continue to distribute educational materials and host presentations to alert the public to the dangers of lead poisoning • Elimination of lead-based paint hazards through screening and remediation <p>Homeless Strategy</p> <ul style="list-style-type: none"> • Identify and track homeless individuals and families • Increase funding for treatment of individuals with alcohol or drug abuse or serious mental illness • Increase the number of employed persons and wages paid • Reduce the number of persons who are unsheltered or in emergency shelters by establishing a permanent shelter site with improved access to supportive services and transitional housing • Implement a countywide discharge policy from publicly funded institutions • Develop and implement a system with centralized intake 	<p>CDBG</p> <p>ESG, HUD Supportive Housing Program, and Racine Homeless Assistance Leadership Organization, Inc. (HALO)</p>	<p>Low- and moderate-income households with children and households with children found to have high blood-lead levels</p> <p>Homeless and chronically homeless individuals and families, extremely low- and low-income households, individuals with physical and mental disabilities, and individuals with alcohol/drug dependency</p>

**Table III-1
(continued)**

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Racine 2010-2014 Consolidated Plan (continued)</p>	<p>Homeless Strategy (continued)</p> <ul style="list-style-type: none"> • Increase the availability of permanent housing for those living in transitional housing • Develop prevention initiatives for those who are at imminent risk of homelessness <p>Non-housing Community Development Activities</p> <ul style="list-style-type: none"> • Development of neighborhood facilities, including park and recreational facilities • Street and sidewalk improvements • Clean-up of contaminated sites • Provision of youth services • Crime awareness activities • Code enforcement • Commercial/industrial infrastructure development • Employment training • Economic development technical assistance and micro-enterprise assistance • Fair Housing activities <p>Anti-poverty Strategy</p> <ul style="list-style-type: none"> • Property acquisition and disposition for commercial/industrial redevelopment • Technical assistance to minority and women-owned businesses • Low-interest loans • Job skills training • Literacy education • Compensatory education <p>Services for non-homeless people with special needs</p> <p>Property management and rehabilitation Closing cost assistance</p> <p>City Housing Loan Program</p> <ul style="list-style-type: none"> • Home improvement loans • Forgivable home improvement loans 	<p>ESG, HUD Supportive Housing Program, and Racine Homeless Assistance Leadership Organization, Inc. (HALO)</p> <p>CDBG and HOME</p> <p>CDBG</p> <p>Variety of Federal, State, County, non-profit (including the United Way) funding sources and donations CDBG and HOME Wisconsin Department of Commerce – Housing Cost Reduction Initiative CDBG and HOME</p>	<p>Homeless and chronically homeless individuals and families, extremely low- and low-income households, individuals with physical and mental disabilities, and individuals with alcohol/drug dependency</p> <p>Low- and moderate-income households</p> <p>Low- and moderate-income households and households and individuals experiencing poverty</p> <p>Elderly, persons with disabilities, persons with HIV/AIDS, and persons with alcohol and other drug additions Low- and moderate-income households Low- and moderate-income households</p> <p>Low- and moderate-income households</p>

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Racine 2010-2014 Consolidated Plan (continued)</p>	<p>Programs and activities that are administered through third-party contracts (continued)</p> <ul style="list-style-type: none"> • Project New Life substantial rehabilitation (one site) • Homeless Prevention and Rapid Rehousing activities including rent assistance, security and utility deposits, moving cost assistance, motel vouchers, housing placement services, and legal/credit services 	<p>CDBG, HOME, and ESG</p>	<p>Low- and moderate-income households and homeless and chronically homeless individuals and families</p>
<p>City of Wauwatosa^a Consolidated Plan 2010 – 2014</p>	<p>Barriers to Affordable Housing and Fair Housing Strategy</p> <ul style="list-style-type: none"> • Partner with Milwaukee County through membership in the Milwaukee County HOME Consortium to offer loans through the Home Repair Loan, Rental Assistance, and First-Time Homebuyers programs • Conduct outreach and promote Milwaukee County HOME Consortium programs in the City • Work with private developers interested in constructing affordable housing in the City, supporting financial incentives when appropriate • MMFHC's counseling and investigative services • MMFHC's education and outreach program • MMFHC's fair housing training services • MMFHC's community economic development program • Work with Milwaukee County to maintain the Milwaukee County HOME Consortium's Analysis of Impediments to Fair Housing • Continue to uphold and enforce zoning ordinances that maintain small-size residential lots and allow for high-density, multi-family developments <p>Lead-Based Paint Strategy</p> <ul style="list-style-type: none"> • Conduct investigations and follow-up inspections to verify lead hazards • Write clean-up orders and determine compliance 	<p>CDBG, participation in the Milwaukee County HOME Consortium to use HOME funds, and Metropolitan Milwaukee Fair Housing Council (MMFHC)</p>	<p>Low- and moderate-income households, elderly, and individuals in a Federal or State protected class</p>
		<p>CDBG</p>	<p>Low- and moderate-income households with children</p>

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
City of Wauwatosa ^a Consolidated Plan 2010 – 2014 (continued)	<p>Non-Housing Community Development Needs and Anti-Poverty Strategy</p> <ul style="list-style-type: none"> • Manage funds effectively • Support services that serve low-income senior citizens • Support services that serve residents with disabilities • Support services that provide basic needs relief to low-income residents • Assist businesses in the community that create jobs for low- and moderate-income individuals • Address slum/blight to encourage reinvestment • Promote job creation • Improve the quality of sanitary and storm sewer infrastructure in low- and moderate-income areas • Improve facilities serving people with disabilities • Improve other public facilities as applicable/eligible (parks, streets, amenities, etc) <p>Homeless Needs Strategy</p> <ul style="list-style-type: none"> • Support homeless programs through the consortium with Milwaukee County • Give referrals to agencies in the surrounding area that provide shelter and services for the homeless <p>Non-Homeless and Persons with Special Needs Strategy</p> <ul style="list-style-type: none"> • Provide financial support to the Senior Center, Interfaith, and PEP Program's efforts to assist elderly people remain in their homes and maintain a higher quality of life 	CDBG	Low- and moderate-income households, elderly, and persons with disabilities
	<p>Homeless and chronically homeless individuals and families, extremely low- and low-income households, individuals with physical and mental disabilities including individuals with alcohol/drug dependency, and veterans</p>	CDBG, the Milwaukee Continuum of Care, and non-profit organizations	Low- and moderate-income households, elderly, and persons with disabilities
		CDBG, participation in the Milwaukee County HOME Consortium to use HOME funds, and public-private partnerships	

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of Wauwatosa^a Consolidated Plan 2010 – 2014 (continued)</p>	<p>Non-Homeless and Persons with Special Needs Strategy (continued)</p> <ul style="list-style-type: none"> • Provide financial support to Elena's House, which provides transitional living for extremely low-income individuals living with HIV/AIDS who might otherwise be homeless • Support MMFHC's efforts to guarantee equal access to housing opportunities to all people • Support subsidized housing facilities, such as Greek Orthodox Manor, for low-income elderly and persons with disabilities 	<p>CDBG, participation in the Milwaukee County HOME Consortium to use HOME funds, and public-private partnerships</p>	<p>Low- and moderate-income households, elderly, and persons with disabilities</p>
<p>City of West Allis^a Consolidated Plan 2010 – 2014</p>	<p>Housing Needs Strategy</p> <ul style="list-style-type: none"> • Administer the Section 8 Voucher program (currently the City has an allotment of 457 vouchers) • Partner with private developers, using HOME funds, to construct housing units affordable to very low-income households, including individuals suffering from chronic mental illness • Support construction of low-income housing for the elderly through tax increment financing and WHEDA tax credits • Partner with Milwaukee County through membership in the County HOME consortium to offer loans through the HOME Home Buyers Program, HOME Homeowners Rehabilitation Program, and the HOME Rental Assistance Program • Market the first-time homebuyer program • Explore the Section 8 Homeownership Program during the next five years • Continue to work with Milwaukee County to coordinate housing efforts to de-concentrate Section 8 participants by moving them from high poverty areas to low poverty areas • Explore other initiatives to renovate blighted properties into affordable housing 	<p>CDBG, participation in the Milwaukee County HOME consortium to use HOME funds, WHEDA, and public-private partnerships</p>	<p>Low- and moderate-income households, elderly, first time homeowners, owner-occupied and rental properties in need of rehabilitation, persons experiencing chronic mental illness, blighted properties</p>

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of West Allis^a Consolidated Plan 2010 – 2014 (continued)</p>	<p>Housing Needs Strategy (continued)</p> <ul style="list-style-type: none"> Partner with private developer using HUD funding and flexible zoning, such as PUD, to construct affordable elderly housing units <p>Lead-Based Paint Strategy</p> <ul style="list-style-type: none"> Initiate a State-local program to remediate lead paint hazards using a combination of grants and low-interest loans to fund the work Maintain a listing of Lead Certified contractors for homeowners Continue to require lead testing and assist with funding to address lead paint hazards through the City's housing rehabilitation program Continue to educate City staff about lead-based paint hazards through attendance at Lead Assessment Conferences Consider the formation of a consortium of metro communities to address lead paint and to apply for a Federal grant for lead abatement <p>Barriers to Affordable Housing and Fair Housing Strategy</p> <ul style="list-style-type: none"> Work with Milwaukee County and the City of Wauwatosa to maintain the Milwaukee County HOME Consortium's Analysis of Impediments to Fair Housing Support construction of low-income housing for the elderly through tax increment financing and WHEDA tax credits Partner with Milwaukee County through membership in the County HOME consortium to offer loans through the HOME Home Buyers Program, HOME Homeowners Rehabilitation Program, and the HOME Rental Rehabilitation Program Partner with private developer using HUD funding and flexible zoning, such as PUD, to construct affordable elderly housing units 	<p>CDBG, participation in the Milwaukee County HOME consortium to use HOME funds, WHEDA, and public-private partnerships</p> <p>CDBG, HOME, and Wisconsin Department of Health and Social Services</p> <p>CDBG, Milwaukee County HOME consortium, WHEDA, HOME, City of West Allis Police Department, and Milwaukee Metropolitan Fair Housing Council</p>	<p>Low- and moderate-income households, elderly, first time homeowners, owner-occupied and rental properties in need of rehabilitation, persons experiencing chronic mental illness, blighted properties</p> <p>Homes with lead-based paint hazards and participants in the City housing rehabilitation program</p> <p>Low- and moderate-income households, elderly, and individuals in a Federal or State protected class</p>

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>City of West Allis^a Consolidated Plan 2010 – 2014 (continued)</p>	<p>Barriers to Affordable Housing and Fair Housing Strategy (continued)</p> <ul style="list-style-type: none"> • Provide Landlord training sessions sponsored by the Police Department Crime Prevention Officer Program in which a segment is devoted to fair housing laws • Conduct a review of the procedures relative to the City's Fair Housing Ordinance • Conduct briefings to Section 8 Voucher program participants that outline fair housing law and individual rights • Advertise in a wide range of media, including Spanish publications, during Section 8 Voucher program open enrollment • Market the first-time homebuyer program • Monitor activities set forth in this plan under the standards adopted for performance reports required for participation in HUD programs <p>Non-Housing Community Development Needs and Anti-Poverty Strategy</p> <ul style="list-style-type: none"> • Manage funds effectively • Support currently funded programs that serve the elderly and low-income families • Support public service activities that preserve quality neighborhoods from the influence of crime • Support programs that are risk prevention initiatives such as senior fire safety • Support programs that provide quality life benefits for the frail elderly • Promote job creation/business retention • Promote higher wages • Assist in redevelopment • Address slum and blight to encourage business investment • Promote self-sufficiency through micro-enterprise development • Improve facilities for the elderly 	<p>CDBG, Milwaukee County HOME consortium, WHEDA, HOME, City of West Allis Police Department, and Milwaukee Metropolitan Fair Housing Council</p> <p>CDBG</p>	<p>Low- and moderate-income households, elderly, and individuals in a Federal or State protected class</p> <p>Low- and moderate-income households, elderly, and persons with disabilities</p>

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
City of West Allis ^a Consolidated Plan 2010 – 2014 (continued)	<p>Non-Housing Community Development Needs and Anti-Poverty Strategy (continued)</p> <ul style="list-style-type: none"> • Improve access for persons with disabilities • Improve public facilities (streetscape and street amenities) <p>Non-Homeless and Persons with Special Needs Strategy</p> <ul style="list-style-type: none"> • The Community Development Administration will be involved with planning redevelopment projects to create housing opportunities • HOME funds will be loaned as a developer incentive to create affordable housing in a 264 unit senior housing development • Implement strategies such as TIF that could involve the construction of affordable housing • Work with West Central Interfaith to provide outreach to seniors to remain in their homes • Develop supportive services for the elderly and frail elderly • Partner with private developer using HUD funding and flexible zoning, such as PUD, to construct affordable elderly housing units 	CDBG	Low- and moderate-income households, elderly, and persons with disabilities
Milwaukee County ^a Consolidated Housing and Community Development Plan 2010 – 2014	<p>Housing Needs Strategy</p> <ul style="list-style-type: none"> • Partner with the City of Wauwatosa and the City of West Allis through membership in the County HOME consortium to offer loans through the HOME Home Buyers Program, HOME Homeowners Rehabilitation Program, and the HOME Rental Assistance Program • Partner with private developers, using HOME funds, to construct housing units affordable to very low-income households, including individuals suffering from chronic mental illness <p>Lead-Based Paint Strategy</p> <ul style="list-style-type: none"> • Determine the legal and regulatory requirements the County must comply with 	CDBG, HOME, and public-private partnerships	Low- and moderate-income households, elderly, first time homeowners, owner-occupied and rental properties in need of rehabilitation, persons experiencing chronic mental illness, blighted properties
		CDBG	Low- and moderate-income households with children

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
<p>Waukesha County^p Five Year Strategic Plan 2010-2014 (continued)</p>	<p>Barriers to Affordable Housing and Fair Housing Strategy (continued)</p> <ul style="list-style-type: none"> • Continue alliances and collaboration with housing advocacy groups including the Waukesha Housing Action Coalition, SOPHIA, Waukesha Continuum of Care, and others to help provide additional information and education to both the public and policy makers regarding the benefits of affordable housing • Work with municipalities to study the feasibility of an affordable housing trust fund • Examine regulatory codes to identify the extent to which they permit or exclude relatively lower-cost housing, and make appropriate changes to facilitate the provision of such housing • Support and encourage adoption and implementation of the recommendations of the Comprehensive Development Plan • Research, study, promote, and educate the use of energy efficient homes and green housing development design concepts • Continue to contract with the Metropolitan Milwaukee Fair Housing Council for dissemination and education of appropriate populations on the Fair Housing Laws of the State of Wisconsin (<i>Wisconsin Statute 106.50</i>) and all Federal fair housing laws relevant to the CDBG and HOME programs • Continue to assist and encourage development of affordable housing by providing data, analysis, advice, and guidance to potential developers <p>Lead-Based Paint Strategy</p> <ul style="list-style-type: none"> • Continue to implement the County's comprehensive lead-based paint compliance plan to ensure compliance with lead-based paint requirements and State certified contractors to undertake all work 	<p>CDBG, Waukesha County HOME consortium, WHEDA, HOME, and Milwaukee Metropolitan Fair Housing Council</p>	<p>Low- and moderate-income households, elderly, and individuals in a Federal or State protected class</p>
		<p>CDBG and HOME</p>	<p>Low- and moderate-income households with children</p>

Table III-1
(continued)

Plan	Strategy/Activity	Resource/Funding Source	Eligible Applicants/Target Population
Waukesha County ^a Five Year Strategic Plan 2010-2014 (continued)	<p>Non-Housing Community Development Needs and Anti-Poverty Strategy</p> <ul style="list-style-type: none"> • Manage funds effectively • Improve, rehabilitate, or renovate existing non-profit facilities • Support currently funded programs that serve the elderly and low-income families • Provide assistance to businesses to create and/or retain jobs for low- and moderate-income persons • Continue to participate in discussions with other municipalities, jurisdictions, and authorities regarding transportation issues and proposals • Continue to participate in local and regional job and employment agencies, organizations, and coalitions • Encourage and assist the development and/or acquisition/rehabilitation of workforce housing units in the outlying HOME Consortium areas • Improve targeted neighborhoods through a variety of initiatives including park and infrastructure improvements 	CDBG	Low- and moderate-income households, elderly, and persons with disabilities

^a Includes Milwaukee County HOME Consortium initiatives. The Milwaukee County HOME Consortium includes Milwaukee County, the City of Wauwatosa, and the City of West Allis.

^b Includes Waukesha County HOME Consortium initiatives. The Waukesha County HOME Consortium includes Jefferson, Ozaukee, Washington, and Waukesha Counties.

Source: HUD Entitlement Communities and SEWRPC.

Wisconsin Region, including the Milwaukee CoC, Racine CoC, and the Balance of the State of Wisconsin CoC. Each follows the public-private model and each has engaged in a planning process to create 10 year plans to end homelessness in their respective jurisdictions. Table III-2 sets forth the strategies and activities to abate homelessness proposed by each of the plans.

Regional Land Use Plan

The regional land use plan sets forth the fundamental concepts that are recommended to guide the development of the seven county Southeastern Wisconsin Region. A regional land use plan⁵ for the year 2035 was adopted by the Regional Planning Commission on June 21, 2006, and the land use development pattern set forth in the plan serves as a foundation for the regional housing plan and other plans prepared by SEWRPC. Similar to the regional housing plan, implementation of the regional land use plan depends on the actions of local, county, State, and Federal agencies and local units of government in conjunction with the private sector. The adopted regional land use plan map is shown on Map III-1. The key recommendations of the plan include:

- ***Urban Development***
The regional land use plan recommends a centralized regional settlement pattern within defined urban service areas. New urban development is encouraged to occur largely as infill in, and redevelopment of, existing urban centers and in urban growth areas emanating outward from existing urban centers. The plan also recommends that existing developed areas be conserved and enhanced; that new urban development occur at densities that can be efficiently and effectively supported by public sanitary sewerage, water supply, public transit, and other services; and that urban development occur only in those areas that are covered by soils suitable for such development and are not subject to hazards such as flooding or erosion.
- ***Environmental Corridors***
The regional land use plan recommends that primary environmental corridors be preserved, with limited exceptions. The plan includes guidelines for essential facilities and other limited development that can be accommodated within environmental corridors while maintaining the basic integrity of the corridors, as shown on Table III-3. Limited development on the fringes of upland environmental corridors may also be accommodated under specified conditions. The regional plan further recommends the preservation, to the extent practicable, of the remaining secondary environmental corridors and isolated natural resource areas, as determined through county and local government planning efforts.
- ***Prime Agricultural Land***
The regional land use plan recommends that prime agricultural land be preserved for long-term agricultural use and not be converted to either urban development or to other forms of rural development. An exception is prime agricultural land located adjacent to existing urban centers and within planned urban growth/sewer service areas (shown on Map III-2), which is proposed to be converted to urban use to provide for orderly growth of those urban centers. The regional land use plan defers to county farmland preservation plans and comprehensive plans to identify prime agricultural land.⁶
- ***Other Agricultural and Rural-Density Residential Lands***
The regional land use plan seeks to maintain the rural character of other land located outside planned urban service areas in addition to preserving prime agricultural lands and environmental corridors. The plan encourages continued agricultural and other open space uses in such areas. The plan seeks to limit development in such areas primarily to rural-density residential development, with an overall density of no more than one dwelling unit per five acres. Where rural residential development is accommodated, the

⁵ Documented in SEWRPC Planning Report No. 48, A Regional Land Use Plan For Southeastern Wisconsin: 2035, June 2006.

⁶ County Farmland Preservation Plans were updated between 2010 and 2013 due to changes to the Wisconsin Farmland Preservation Program approved by the Wisconsin Legislature in 2009.

Table III-2 (continued)

Plan	Strategy/Activity	Potential Funding Sources	Responsible Parties
<p>Balance of the State of Wisconsin CoC (continued)</p>	<p>Services for Homeless or At-Risk (continued) transportation, financial literacy, and support services</p> <ul style="list-style-type: none"> • Provide education and advocacy to local and state legislators and officials on issues and services affecting households experiencing homelessness or at risk of homelessness • Increase accessibility to financial assistance for households in an emergency • Maintain and develop new SOAR projects within the State • Establish designation of Wisconsin as a SOAR state • Shorten length of time between application and approval of SSI/SSDI benefits by advocating for institutional change and improving agencies' knowledge of application process • Increase number of households approved for SSI/SSDI benefits • Develop the capacity of the Balance of the State CoC to maximize the potential of securing additional housing resources • Place homeless individuals and families in permanent housing as quickly as possible, providing intensive home-based case management and stabilizing support services • Monitor the local Housing First, Supportive Housing, and Rapid Re-housing programs; evaluate the successes and challenges; and make appropriate changes to the model • Explore the expansion of the local projects to serve additional individuals and families with children • Research avenues to disseminate resource information to community agencies 	<p>Not specified</p>	<p>Balance of State CoC, Local Continuum of Care, Existing SOAR Project Coordinators, and State of Wisconsin PATH Coordinators</p>

Table III-2 (continued)

Plan	Strategy/Activity	Potential Funding Sources	Responsible Parties
<p>Milwaukee CoC (continued)</p>	<p>Prevention and Emergency Services (continued)</p> <ul style="list-style-type: none"> Develop <i>Best Practice Guidelines on Housing First and Rapid Shelter Exit</i> to be used as an educational tool and catalyst of systems change for all shelter providers, homeless service agencies, and landlords with a role in homeless housing in Milwaukee <p>Economic Support and Employment</p> <ul style="list-style-type: none"> Integrate a <i>Job Fair</i> into the City's new <i>Project Homeless Connect</i> – an annual public event that creates ready service access for people who are homeless and previously homeless Develop a <i>Work-linked Supportive Housing</i> program for people who are homeless 	<p>United Way, City of Milwaukee, Milwaukee County, and private foundations</p> <p>Greater Milwaukee Foundation; Milwaukee business district associations; local corporate philanthropy; in-kind providers of services including doctors, nurses, and lawyers; and in-kind donations of food, clothing, and hygiene products</p> <p>HUD Homeless Prevention and Rapid Re-Housing Program (HPRP); HUD HEARTH Act funds; Wisconsin Department of Children and Families; U.S. DOL – Homeless Veterans Reintegration Program; State and local economic development programs; Food Stamp Employment and Training Program – via local Food Stamp Program; Workforce Investment Act – Title I and Title II – via the Workforce Investment Board; The Temporary Assistance to Needy Families Program – Emergency Contingency Fund; Ticket to Work Program – via the Wisconsin Department of Vocational Rehabilitation; The Carl Perkins Vocational and Technical Act – via community colleges; and Senior Community Employment Program</p>	<p>Milwaukee CoC, including the Shelter Task Force; Corporation for Supportive Housing; Abt Associates; TAC Inc.; local supportive housing providers and developers; local mental health and disability advocacy and support organizations</p> <p>Milwaukee CoC and Milwaukee Area Workforce Investment Board</p> <p>Milwaukee 10 Year Plan Implementation Team, Milwaukee Area Workforce Investment Board, and U.S. Department of Veterans Affairs</p>

Table III-2 (continued)

Plan	Strategy/Activity	Potential Funding Sources	Responsible Parties
<p>Milwaukee CoC (continued)</p>	<p>Economic Support and Employment (continued)</p> <ul style="list-style-type: none"> • Create a centralized <i>Employment Opportunity Center</i> to be shared by a city-wide and countywide umbrella group of all supportive housing providers serving formerly homeless residents • <i>Open New Pathways for Homeless Job Seekers</i> by carrying out a community planning process, similar to successful projects carried out elsewhere, that will proactively engage existing workforce development programs to better serve homeless people 	<p>Business improvement districts and associations; employment and training supportive services including the Milwaukee Area Workforce Investment Board, Milwaukee Area Technical College, Wisconsin Department of Workforce Development (DWD) and Division of Vocational Rehabilitation, and associated employment and training organizations; Community Advocate Public Policy Institute; U.S. DOL – Homeless Veterans Reintegration Program; State and local economic development programs; Food Stamp Employment and Training Program – via local Food Stamp Program; Workforce Investment Act – Title I and Title II – via the Workforce Investment Board and the One Stop Career Centers; The Temporary Assistance to Needy Families Program – Emergency Contingency Fund and Emergency Assistance Programs; Ticket to Work Program – via the Division of Vocational Rehabilitation; and The Carl Perkins Vocational and Technical Act – via community colleges</p> <p>Employment and training supportive services including the Milwaukee Area Workforce Investment Board, Milwaukee Area Technical College, Wisconsin DWD and Division of Vocational Rehabilitation, and associated employment and training organizations; HUD HEARTH Program – SHP Employment-related Supportive Services funds; U.S. DOL – Homeless Veterans Reintegration Program; State and local economic development programs; Food Stamp Employment and Training Program – via local Food Stamp Program; Workforce Investment Act – Title I and Title II – via the Workforce Investment Board and the One Stop Career Centers; and The Temporary Assistance to Needy Families Program – Emergency Contingency Fund and Emergency Assistance Programs</p>	<p>Milwaukee CoC, Milwaukee Area Workforce Investment Board, and Milwaukee Area Technical College and associated training programs</p> <p>Milwaukee CoC nonprofit project sponsors, Milwaukee Area Workforce Investment Board, Milwaukee Area Technical College, and Ticket to Work (Social Security Administration)</p>

Table III-2 (continued)

Plan	Strategy/Activity	Potential Funding Sources	Responsible Parties
<p>Milwaukee CoC (continued)</p>	<p>Economic Support and Employment (continued)</p> <ul style="list-style-type: none"> Carry out a feasibility study of the options for developing a <i>Job Creating Social Enterprise</i> to employ people who are/were homeless Mental Health, Substance Abuse, and Supportive Services Make new advances to an existing <i>Advocacy Campaign to secure service funding in permanent supportive housing statewide</i> Expand the existing Social Security Opportunity Advocacy and Recovery (SOAR) program which assists people who are homeless with disabilities to access the public benefits of SSI, SSDI, and Medicaid Develop <i>Standards of Care</i> for all Permanent Supportive Housing in Milwaukee to ensure that all formerly homeless persons who reside in service enriched housing benefit from national evidence-based best practices that are guided by the most enlightened and widely accepted national principles Create a <i>Voice for the Homeless Plan</i> to ensure representation from constituents of the homeless service and housing arena in Milwaukee in all planning initiatives sponsored by the City and County that impact homeless resources and populations Develop new Homeless Peer Support Capacity to be made up of formerly homeless people 	<p>Local small business development grants, local and State business incubator start-up grants, and private bank business loans</p> <p>Wisconsin Department of Public Revenue, Wisconsin Department of Commerce, and Wisconsin Department of Mental Health</p> <p>HUD Homeless Prevention and Rapid Re-Housing Fund, SAMHSA funding for SOAR trainings in Wisconsin, private foundations such as Healthier Wisconsin Partnership Program, private hospitals in Milwaukee and Federally Qualified Health Centers (FQHC), and Milwaukee County Family Care – Disability Benefits Center</p> <p>Milwaukee CoC and private foundations</p> <p>No funding required</p> <p>National and local entities providing funding for current peer support activities, private foundations, and non-profit organizations</p>	<p>Milwaukee CoC, non-profits with an interest in exploring social enterprise opportunities, and university/college departments of business administration</p> <p>Milwaukee CoC, Commission on Supportive Housing, lobbyists and advocacy organizations representing people with disabilities, and Wisconsin Coalition to End Homelessness</p> <p>10 Year Plan Implementation Team, Milwaukee County Behavioral Health Division, and Wisconsin Statewide Working Group for SSI Access</p> <p>Milwaukee CoC; Commission on Supportive Housing; Milwaukee Mental Health Task Force; and National intermediaries: Corporation for Supportive Housing, Abt Associates, TAC Inc.</p> <p>Milwaukee CoC and homeless consumer representation entities</p> <p>Milwaukee CoC; Guest House Resident Manager Training Program; Our Space Peer Support Specialist Training Program; and advocacy organizations representing veterans, persons with disabilities, child welfare etc.</p>

Table III-2 (continued)

Plan	Strategy/Activity	Potential Funding Sources	Responsible Parties
<p>Milwaukee CoC (continued)</p>	<p>Permanent Housing</p> <ul style="list-style-type: none"> Implement a <i>Milwaukee Campaign to House the Homeless</i> by creating 1,260 new units of Permanent Supportive Housing (PSH) via new construction and rehabilitation projects Implement a <i>Milwaukee Campaign to House the Homeless</i> by leveraging Low Income Housing Tax Credits Implement a <i>Milwaukee Campaign to House the Homeless</i> by leveraging the City of Milwaukee's Community Development Block Grant (CDBG) and HOME funds Implement a <i>Milwaukee Campaign to House the Homeless</i> by leveraging Housing Trust Funds Develop a <i>Supportive Housing Community Siting Plan</i> for Milwaukee that will assist in combating problematic use of zoning regulations to oppose development of permanent supportive housing for populations with disabilities, including people who are homeless Create a Housing Access Partnership for Milwaukee for reducing housing barriers commonly experienced by people who are homeless when applying to existing publicly assisted housing Continually explore new opportunities that become available over the next 10 years to create additional homeless housing that can fill unmet needs in Milwaukee 	<p>Samaritan Housing Initiative Project bonus (calculated per HUD's rule at 15 percent of the CoC's preliminary pro rata share)</p> <p>Low Income Housing Tax Credits</p> <p>CDBG and HOME</p> <p>City of Milwaukee's Housing Trust Fund and Milwaukee County's Special Needs Housing Trust Fund</p> <p>Community Advocates Public Policy Institute, Fair Housing Agency,^a and Milwaukee CoC</p> <p>Fair Housing Agency,^a Milwaukee CoC, and private foundations</p> <p>National Housing Trust Fund, Section 811 Program, Section 8 voucher program, and Neighborhood Stabilization Program I and II</p>	<p>Milwaukee CoC, 10 Year Plan Implementation Team and Milwaukee CoC sub-grantee to become project sponsor</p> <p>Local developers and potential developers of permanent supportive housing, Milwaukee area social service providers, and Wisconsin's Affordable Housing Locator</p> <p>Milwaukee CoC and City of Milwaukee</p> <p>Milwaukee CoC, City of Milwaukee, and Milwaukee County</p> <p>City of Milwaukee, Milwaukee County, and Community Advocates Public Policy Institute</p> <p>City of Milwaukee, Milwaukee County, and Community Advocates Public Policy Institute</p> <p>Milwaukee CoC, Milwaukee Housing Authority, City of Milwaukee, Milwaukee County, and local; and non-profit developers of affordable and permanent supportive housing</p>

Table III-2 (continued)

Plan	Strategy/Activity	Potential Funding Sources	Responsible Parties
Milwaukee CoC (continued)	Permanent Housing (continued) <ul style="list-style-type: none"> Build links with the <i>Wisconsin Affordable Housing Locator (Wisconsin Front Door Housing)</i> to coordinate it with the <i>Milwaukee Campaign to House the Chronically Homeless</i> Involve the Milwaukee philanthropic community representatives in all phases of the effort to increase permanent housing for homeless people 	Wisconsin Front Door Housing Locator ^b Wisconsin Front Door Housing Locator ^b	10 Year Plan Implementation Team; Wisconsin Front Door Housing Locator ^b Milwaukee CoC; Milwaukee area private foundations; Milwaukee area corporate foundations
Racine CoC ^c	Permanent Housing <ul style="list-style-type: none"> Create new permanent housing beds for chronically homeless persons Identify foreclosed properties that have been abandoned that may be suitable for development Increase the percentage of participants remaining in CoC funded permanent housing for at least six months Implement a monthly case management training program Implement the Rent Smart program to inform people of their rights and responsibilities as renter Increase money management and credit counseling services Transitional Housing <ul style="list-style-type: none"> Continue to provide intensive support services such as mental health and substance abuse counseling, employment and vocational assistance, access to medical care, and access to legal assistance Increase the number of individuals receiving SSI and SSDI benefits through the Social Security Opportunity Advocacy and Recovery (SOAR) program 	Not specified Not specified Not specified Not specified Not specified Not specified Not specified Not specified	Racine CoC and Homeless Assistance Leadership Organization (HALO) Racine CoC and City of Racine Racine CoC Racine CoC Case Management Workshop Sub-committee Racine CoC Racine CoC Supportive Services and Evaluation Committees Racine CoC Supportive Services Committee Racine CoC Supportive Services Committee

Table III-2 (continued)

Plan	Strategy/Activity	Potential Funding Sources	Responsible Parties
Racine CoC ^c (continued)	<p>Economic Support and Employment</p> <ul style="list-style-type: none"> • Increase participation in literacy and skills enhancement programs and computer skills programs • Implement job development networks with local employers • Increase emphasis on overcoming barriers to employment such as child care and transportation issues <p>Prevention</p> <ul style="list-style-type: none"> • Provide case manager training for identifying at-risk population and issues that may result in eviction • Improve access to affordable permanent housing by working with CHDO's and the City of Racine 	<p>Not specified</p> <p>Not specified</p> <p>Not specified</p> <p>Not specified</p> <p>Not specified</p>	<p>Racine CoC Supportive Services Committee and Racine County Department of Workforce Development</p> <p>Racine CoC Supportive Services Committee and Racine County Department of Workforce Development</p> <p>Racine CoC Supportive Services Committee and Racine County Department of Workforce Development</p> <p>Racine CoC Prevention and Outreach and Supportive Services Committees</p> <p>Racine CoC Prevention and Outreach and Supportive Services Committees, City of Racine, and local CHDO's</p>

^a Specific fair housing agency not identified.

^b Wisconsin Front Door Housing Locator was hosted by the former Wisconsin Department of Commerce with support from HUD and WHEDA. The program has been discontinued.

^c Information is from the Racine Continuum of Care's Exhibit I for the 2011 Continuum of Care Supportive Housing Program grant application, which contains a condensed 10-year plan that addresses objectives set by HUD.

Source: Balance of the State of Wisconsin, Milwaukee and Racine CoCs, and SEWRPC.

Table III-3

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Component Natural Resources and Related Features within Environmental Corridors	Permitted Development													Rural Density Development (See General Development Guidelines below)	Other Development (See General Development Guidelines below)	
	Transportation and Utility Facilities (see General Development Guidelines below)						Recreational Facilities (see General Development Guidelines below)									
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities	Trails ^c	Picnic Areas	Family ^d Camping	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts			Parking	Buildings
Lakes, Rivers, and Streams.....	..f,g	..	..h	..j	..	..	X	X	..	..	..	..	..	..	..	..
Shoreland ^k	X	X	X	X	X	X	X	X	..	..	..	..	X	X	..	..
Floodplain ^k.....	..j	X	X	X	X ⁿ	..	..	..	..	..	..	..	..	..	..	..
Wetland ^m.....	..j	X	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Wet Soils.....	X	X	X	X	X	..	..	..	..	..	..	..	..	..	..	..
Woodland.....	X	X	X ^p	..	X	X	..	..	X	X	X	X	X	X ^q	X	X
Wildlife Habitat.....	X	X	X	..	X	X	..	..	X	X	X	X	X	X	X	X
Steep Slope.....	X	X	..	..	..f	..	..	..	..	X ^s	X	..	..	..	..	..
Prairie.....	..	..g	..	..	..f	..	..	..	..	..	..	..	..	..	..	..
Park.....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	..
Historic Site.....	..	..g	..	..	..f	..	..	..	..	..	..	..	..	..	..	..
Scenic Viewpoint.....	X	X	..	..	X	X	..	..	X	X	X	..	..	X	X	X
Natural Area or Cultural Species Habitat Site.....	..	..	..	..	..g	..	..	..	..	..	..	..	..	..	..	..

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

Table III-3 (continued)

GENERAL DEVELOPMENT GUIDELINES

- **Transportation and Utility Facilities:** All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- **Recreational Facilities:** In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.

The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- **Rural Density Residential Development:** Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

- **Other Development:** In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.

- **Pre-Existing Lots:** Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

FOOTNOTES

^a The natural resource and related features are defined as follows:

Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.

Shoreland: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.

Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.

Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.

Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.

Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.

Steep Slope: Includes areas with land slopes of 12 percent or greater.

Prairies: Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.

Park: Includes public and nonpublic park and open space sites.

Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.

Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.

Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

^b Includes such improvements as stream channel modifications and such facilities as dams.

Table III-3 (continued)

c Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.

d Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.

e Certain transportation facilities such as bridges may be constructed over such resources.

f Utility facilities such as sanitary sewers may be located in or under such resources.

g Electric power transmission lines and similar lines may be suspended over such resources.

h Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.

i Bridges for trail facilities may be constructed over such resources.

j Consistent with Chapter NR 115 of the Wisconsin Administrative Code.

k Consistent with Chapter NR 116 of the Wisconsin Administrative Code.

l Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.

m Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

n Only an appropriately designed boardwalk/trail should be permitted.

o Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.

p Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.

q Only if no alternative is available.

r Only appropriately designed and located hiking and cross-country ski trails should be permitted.

s Only an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC 2035 Regional Land Use Plan.

plan encourages the use of conservation design, with homes grouped together on relatively small lots surrounded by permanently preserved agricultural, recreational, or natural resource areas such as woodlands, wetlands, or prairies sufficient to maintain the maximum recommended density of no more than one home per five acres.

Urban Development Activity

Urban development consists of high, medium, and low density residential land uses and commercial; industrial; transportation, communication, and utility; governmental and institutional; and recreational land uses. Existing and proposed future urban development and other land uses by county and the Region under the regional land use plan are shown on Table III-4.⁷ The regional land use plan recommends that urban development occur primarily in urban centers as infill development and redevelopment and within defined urban growth areas adjoining these centers. An analysis was completed of the incremental urban development that took place in the Region between 1990 and 2000 to determine the degree of attainment of this recommendation. The analysis classifies whether the location of this urban development is consistent or inconsistent with the regional land use plan, as shown on Map III-3. About 70 square miles of incremental urban development took place in the Region between 1990 and 2000. About 49 square miles, or 70 percent, were located in accordance with the regional land use plan. The identified growth areas consist of areas converted from agricultural or open space uses to intensive urban uses and do not include rural residential development (residential development at a density of one home per five or more acres) or redevelopment in existing urban areas.

The regional land use plan identifies three urban residential density ranges: high density, with at least 7.0 dwelling units per net acre; medium density, with 2.3 to 6.9 dwelling units per net acre; and low density, with 0.7 to 2.2 dwelling units per net acre. They represent overall densities that can be achieved within developing and redeveloping areas through various combinations of lot sizes and structure types over entire neighborhoods. The density ranges have been broadly defined to provide flexibility to county and local units of government so they can prepare comprehensive plans and administer land use regulations within the framework provided by the regional land use plan. The regional plan recommends that each community determine specific density within the broader range appropriate for the community through its comprehensive planning process. The State comprehensive planning law requires communities to assess their housing needs through the housing element of the comprehensive plan, which should be reflected in the residential densities shown on the comprehensive plan land use plan map.

The regional land use plan recommends that additional urban residential development and redevelopment in the Region be commensurate with the anticipated growth in population and households through the year 2035 (see Chapter VII for projected population and household levels). The plan recommends that much of the needed urban residential land be developed at the medium and high densities. Residential development at medium or high densities facilitates the development of neighborhoods with schools, parks, and other neighborhood facilities; and serves to moderate the amount of land needed to be converted to urban use in order to accommodate growth in population and households.

The regional land use plan also identifies a sub-urban density residential land use category, defined as between 0.2 and 0.6 dwelling units per net acre, which is equivalent to 1.5 to 4.9 acres per dwelling unit. This density range is neither truly urban nor rural in character. The 2035 plan recognizes commitments made to such development through subdivision plats and certified survey maps, but does not recommend any additional sub-urban development beyond what is committed.

Table III-5 compares the actual increase in residential land use by density category between 1990 and 2000 and the increase anticipated under the 2020 regional land use plan to demonstrate the extent to which communities have accepted and implemented the regional land use plan in the past. About 35 square miles of land were planned to be converted to urban (high, medium, and low density) residential use between 1990 and 2000 under

⁷ Future development proposed by the regional land use plan may differ from that recommended in county and local government comprehensive plans (see Maps III-5 through III-11).

Table III-4

EXISTING AND PROPOSED LAND USE IN THE REGION BY COUNTY: 2000 AND 2035 REGIONAL LAND USE PLAN

Land Use Category	Kenosha County (square miles)			Milwaukee County (square miles)			Ozaukee County (square miles)			Racine County (square miles)		
	2000	Increment	2035	2000	Increment	2035	2000	Increment	2035	2000	Increment	2035
Urban												
Residential												
High Density ^a	2.8	0.6	3.4	37.0	2.8	39.8	0.1	--	0.1	3.9	0.2	4.1
Medium Density ^b	12.5	8.6	21.1	28.2	8.8	37.0	7.4	3.5	10.9	14.5	4.8	19.3
Low Density ^c	12.3	1.8	14.1	12.2	-1.1	11.1	18.2	0.9	19.1	18.1	1.8	19.9
Subtotal	27.6	11.0	38.6	77.4	10.5	87.9	25.7	4.4	30.1	36.5	6.8	43.3
Commercial	2.3	1.5	3.8	11.2	2.9	14.1	1.5	0.9	2.4	3.0	1.3	4.3
Industrial	2.2	0.8	3.0	11.9	-0.3	11.6	1.7	0.5	2.2	3.8	0.8	4.6
Transportation, Communication, and Utilities	17.9	3.3	21.2	52.0	2.4	54.4	15.1	1.3	16.4	20.8	2.0	22.8
Governmental and Institutional ^d	2.6	0.5	3.1	12.8	0.2	13.0	2.0	0.1	2.1	3.6	0.3	3.9
Recreational ^e	5.3	0.9	6.2	12.1	1.2	13.3	3.8	0.4	4.2	4.7	0.7	5.4
Unused Urban	5.5	-2.8	2.7	16.7	-6.9	9.8	3.3	-1.5	1.8	6.1	-2.2	3.9
Urban Subtotal	63.4	15.2	78.6	194.1	10.0	204.1	53.1	6.1	59.2	78.5	9.7	88.2
Nonurban												
Sub-urban Density Residential ^f	0.9	0.2	1.1	1.9	0.1	2.0	2.8	1.2	4.0	0.2	0.2	0.4
Rural Density Residential ^g	--	0.4	0.4	--	--	--	--	0.4	0.4	--	0.5	0.5
Agricultural	148.0	-16.2	131.8	20.2	-8.6	11.6	127.0	-7.7	119.3	195.5	-10.8	184.7
Other Open Land ^h	66.1	0.4	66.5	26.5	-1.5	25.0	52.6	--	52.6	66.4	0.4	66.8
Nonurban Subtotal	215.0	-15.2	199.8	48.6	-10.0	38.6	182.4	-6.1	176.3	262.1	-9.7	252.4
Total	278.4	--	278.4	242.7	--	242.7	235.5	--	235.5	340.6	--	340.6

Land Use Category	Walworth County (square miles)			Washington County (square miles)			Waukesha County (square miles)			Region (square miles)		
	2000	Increment	2035	2000	Increment	2035	2000	Increment	2035	2000	Increment	2035
Urban												
Residential												
High Density ^a	--	--	--	0.7	--	0.7	1.6	0.1	1.7	46.0	3.8	49.8
Medium Density ^b	10.2	7.6	17.8	8.5	7.0	15.5	27.8	12.2	40.0	109.0	52.8	161.8
Low Density ^c	20.1	1.1	21.2	24.6	-0.7	23.9	72.5	8.1	80.6	178.0	12.0	190.0
Subtotal	30.3	8.7	39.0	33.8	6.3	40.1	101.9	20.4	122.3	333.0	68.6	401.6
Commercial	2.0	1.1	3.1	2.0	1.5	3.5	8.4	3.5	11.9	30.3	12.8	43.1
Industrial	2.2	0.9	3.1	2.4	0.8	3.2	8.6	1.8	10.4	32.9	5.3	38.2
Transportation, Communication, and Utilities	23.8	2.5	26.3	24.4	2.7	27.1	46.9	5.2	52.1	200.9	19.5	220.4
Governmental and Institutional ^d	2.7	0.3	3.0	2.3	0.3	2.6	7.6	0.6	8.2	33.7	2.2	35.9
Recreational ^e	6.7	0.8	7.5	4.8	1.0	5.8	12.9	2.9	15.8	50.4	7.7	58.1
Unused Urban	3.7	-2.0	1.7	3.3	-1.8	1.5	12.2	-6.2	6.0	50.9	-23.4	27.5
Urban Subtotal	71.4	12.3	83.7	73.0	10.8	83.8	198.5	28.2	226.7	732.1	92.7	824.8
Nonurban												
Sub-urban Density Residential ^f	1.4	0.1	1.5	6.2	4.2	10.4	15.7	3.1	18.8	29.1	9.0	38.1
Rural Density Residential ^g	--	1.0	1.0	--	1.5	1.5	--	2.1	2.1	--	5.9	5.9
Agricultural	371.3	-13.1	358.2	221.6	-15.8	205.8	175.9	-31.6	144.3	1,259.4	-103.9	1,155.5
Other Open Land ^h	132.4	-0.3	132.1	134.8	-0.7	134.1	190.4	-1.8	188.6	669.3	-3.7	665.6
Nonurban Subtotal	505.1	-12.3	492.8	362.6	-10.8	351.8	382.0	-28.2	353.8	1,957.8	-92.7	1,865.1
Total	576.5	--	576.5	435.6	--	435.6	580.5	--	580.5	2,689.9	--	2,689.9

Note: Offstreet parking area is included with the associated land use.

^a 7.0 or more dwelling units per net residential acre.

^b 2.3-6.9 dwelling units per net residential acre.

^c 0.7-2.2 dwelling units per net residential acre.

^d Increment consists, for the most part, of the increase at public sites.

^e Includes only that land that is intensively used for recreational purposes. Increment consists, for the most part, of the increase at public sites.

^f 0.2-0.6 dwelling unit per net residential acre.

^g No more than 0.2 dwelling unit per acre. Only the planned incremental rural residential area is indicated on this table; the area associated with existing (2000) rural residential development is included in the urban and sub-urban residential land categories. The planned incremental rural residential area assumes that there would be one acre of developed homesite area per dwelling, the remainder of the required area being retained in open space use.

^h Includes woodlands, water, wetlands, landfill sites, quarries, and unused rural lands.

Source: SEWRPC.

Table III-5

ACTUAL AND PLANNED RESIDENTIAL LAND USE IN THE REGION: 1990-2000

Density Category	Actual Residential Land				Planned Residential Land		
	1990 (Square Miles)	2000 (Square Miles)	Change: 1990-2000		2000 (Square Miles)	Change: 1990-2000	
			Square Miles	Percent		Square Miles	Percent
Urban							
High-Density	44.4	45.9	1.5	3.4	47.4	3.0	6.8
Medium-Density	90.2	109.0	18.8	20.8	115.9	25.7	28.5
Low-Density	150.4	178.0	27.6	18.4	156.4	6.0	4.0
Subtotal	285.0	332.9	47.9	16.8	319.7	34.7	12.2
Sub-urban	15.4	29.1	13.7	89.0	17.4	2.0	13.0
Total	300.4	362.0	61.6	20.5	337.1	36.7	12.2

NOTE: As part of the regional land use inventory for the year 2000, the delineation of existing land use was referenced to real property boundary information not available for prior inventories. This change increases the precision of the land use inventory and makes it more usable to public agencies and private interests throughout the Region. As a result of the change, however, year 2000 land use inventory data are not strictly comparable with data from the 1990 and prior inventories. At the county and regional level, the most significant effect of the change is to increase the transportation, communication, and utilities category – the result of the use of actual street and highway rights-of-way as part of the 2000 land use inventory, as opposed to the use of narrower estimated rights-of-way in prior inventories. This treatment of streets and highways generally diminishes the areas of adjacent land uses traversed by those streets and highways in the 2000 land use inventory relative to prior inventories. Changes in total area may be due to this procedural change or to actual changes in the Lake Michigan shoreline.

Source: SEWRPC.

the 2020 regional land use plan. The Commission land use inventory indicates that about 48 square miles of land were converted to urban residential use during this time period, which is about 13 square miles more than planned. Less new medium density residential development and more new low density residential development occurred than was recommended in the 2020 regional plan. The plan envisioned an increase of about 26 square miles in medium density residential development and the actual increase was 19 square miles. The plan also envisioned about six square miles in low density residential development and the actual increase was about 28 square miles. In addition, about 14 square miles of land were converted to sub-urban density residential development, while only 2 square miles were committed to sub-urban development at the time the 2020 plan was prepared.

The regional land use plan also sets forth recommendations for the amount and location of commercial and industrial land in the Region to accommodate the Region's anticipated employment needs. The 2035 regional land use plan envisions a range of neighborhood, community, and regional commercial centers, including mixed use areas with a residential component and areas devoted more exclusively to commercial uses. In addition, the plan envisions community level and regional industrial centers and a continuation of the trend of mixing industrial and commercial (especially service) activities within the same area.

The largest commercial and industrial areas, in terms of employment, envisioned by the 2035 regional land use plan are referred to as major economic activity centers (referred to as major employment centers in the housing plan). They are defined as areas containing a concentration of commercial and/or industrial land having at least 3,500 total jobs or 2,000 retail jobs. They are further classified based on their employment levels, as follows:

- Industrial center – at least 3,500 industrial jobs;
- Office center – at least 3,500 office jobs;
- Retail center – at least 2,000 retail jobs; and
- General purpose center – at least 3,500 jobs, but not meeting the employment threshold for designation as a major industrial, office, or retail center.

The designation of a site as a major industrial, office, or retail center is intended to indicate the predominant type of activity; however, many such sites accommodate a mix of uses. A major industrial center may accommodate offices, service operations, and research facilities in addition to manufacturing, wholesaling, and distribution facilities; a major retail center may accommodate office and service uses in addition to retail operations; and some sites may meet more than one of the major employment center thresholds. The 2035 regional land use plan envisions a total of 60 major employment centers in the Region in 2035. This includes 45 centers that met the threshold in 2000 and 15 additional areas that are envisioned to reach major center status by 2035. With the exception of one site, each of the 15 additional sites was either developed, under development, or being redeveloped in 2005.

Map III-4 shows major economic activity centers envisioned in the 2035 regional land use plan and whether those centers were recommended in the year 2000 land use plan, to demonstrate the extent to which communities have accepted and implemented the regional land use plan in the past. Of the 60 major centers identified in the 2035 regional land use plan, 28 were not recommended in the year 2000 regional land use plan. These centers are located almost exclusively in the outlying areas of the Region. The relationship between jobs in these areas with affordable or “workforce” housing is analyzed in Chapter VIII.

Comprehensive Plans

In 1999, the Wisconsin Legislature enacted legislation that greatly expanded the scope and significance of comprehensive plans within the State. The comprehensive planning legislation, often referred to as the State's “Smart Growth” law, provides a new framework for the development, adoption, and implementation of comprehensive plans by county, city, village, and town units of government. The law is set forth in Section

66.1001 of the *Wisconsin Statutes*. There was no requirement in the law that county or local plans be prepared within the context of the regional plan.

Technically, the law does not require the adoption of county and local government comprehensive plans; however, it does require that county and local government zoning ordinances, shoreland and floodplain zoning ordinances, subdivision ordinances, and official mapping ordinances be consistent with comprehensive plans beginning on January 1, 2010.⁸ Comprehensive plans will have a great deal of influence over the type and size of housing allowed in a community because of the consistency requirement.

Additionally, comprehensive plans must include a housing element as one of nine plan elements required by the *Statutes*. The nine required elements include: issues and opportunities; housing; transportation; utilities and community facilities; agricultural, natural, and cultural resources; economic development; intergovernmental cooperation; land use; and implementation.

Land Use Plan Maps

The consistency requirement of the comprehensive planning law most directly impacts the land use element and planned land use map of a comprehensive plan. Zoning ordinances control the type and size of housing structures and lot sizes allowed in a community, both of which have a direct impact on the affordability and suitability of housing for a community's residents and those who may desire to live in a community. Zoning actions must be consistent with the land uses designated on the land use plan map that is required as part of the land use element of a comprehensive plan. Ideally, the land use plan map should be designed to accommodate the projected population, household, and employment growth of a community. For example, the land use plan map should not include a large amount of commercial or industrial land use unless it includes land for a variety of housing types and sizes needed to house the potential workforce.

Maps III-5, III-6, III-7, III-9, and III-10 show the land use plan maps⁹ adopted by the Kenosha, Ozaukee, Racine, Washington, and Waukesha County Boards as part of the County comprehensive plan. Map III-8 shows the land use plan map adopted by the Walworth County Board for unincorporated areas (towns) within the County as part of the Walworth County comprehensive plan, and a compilation of the land use plan maps adopted by Village Boards and Common Councils as part of city and village comprehensive plans. A compilation of the land use plan maps adopted as part of each city and village comprehensive plan in Milwaukee County is shown on Map III-11. Communities with a substantial amount of existing or planned commercial and industrial land uses that could potentially accommodate large numbers of jobs are further examined in Chapters V and VIII to determine if there is adequate workforce housing.

Housing Elements

The Housing Element of a comprehensive plan is required to include a compilation of goals, objectives, policies, and programs designed to provide an adequate housing supply that meets existing and projected housing demand. Section 66.1001(2)(b) of the *Statutes* requires the housing element to assess the age, structural condition, value, and occupancy characteristics of existing housing stock in the county or local government. In addition, specific policies and programs must be identified that:

⁸ *Milwaukee County is not expected to prepare a comprehensive plan because the County has no general zoning, shoreland zoning, or subdivision ordinances, and counties do not have statutory authority to adopt official maps.*

⁹ *Town land use plan maps are included on the county land use plan maps, including in areas where city or village extraterritorial planning areas extend into a town, except in areas where a boundary agreement exists between a town and neighboring city or village. In those cases, the future land use agreed to as part of the boundary agreement is shown on the county land use plan map. Cities and villages generally plan beyond their boundaries. Planned residential densities in city and village extraterritorial planning areas are generally greater than that of the town plans; therefore, if land is annexed by a city or village, the residential density will likely be greater than the density shown on the county plan map.*

- Promote the development of housing for residents of the county or local government and provide a range of housing choices that meet the needs of persons of all income levels and age groups and persons with special needs;
- Promote the availability of land for the development or redevelopment of affordable housing;
- Maintain or rehabilitate existing housing stock.

The housing goals and objectives set forth in each county comprehensive plan in the Region and the comprehensive plans for the three entitlement jurisdictions in Milwaukee County are listed in Table III-6 to provide a general understanding of attitudes towards housing development in the Region. Generally, each of the housing elements include goals and objectives that express a need for affordable, “workforce,” housing and housing that matches the needs of changing demographic characteristics, including the aging of the population and the trend of decreasing household size.

Each of the counties, with the exception of Milwaukee County, prepared a comprehensive plan through a multi-jurisdictional planning process; although not all of the local governments within the counties participated in the multi-jurisdictional planning process, with the exception of Racine County. Map III-12 shows cities, villages, and towns in the Region that participated in a multi-jurisdictional planning process with a county and/or another local government, and those that prepared independent comprehensive plans. Cities, villages, and towns that participated in a county multi-jurisdictional planning process had input into the county housing goals and objectives and are more likely to have incorporated those goals and objectives into the local comprehensive plan. In Racine and Walworth Counties, all of the participating communities adopted the multi-jurisdictional plan as the city, town, or village comprehensive plan; and several participating communities in Kenosha and Waukesha Counties adopted the multi-jurisdictional plan as the local comprehensive plan.

Regional Transportation System Plan

The year 2035 regional transportation system plan¹⁰ was designed to serve, and to be consistent with, the year 2035 regional land use plan. Future needs for public transit, street and highway, and other transportation improvements considered in the regional transportation planning process were derived from the projected travel based on the regional land use plan. In addition, consistency between the regional transportation and land use plans was evaluated prior to adoption of the plans by comparing accessibility provided under the transportation plan and location of improvements proposed under the transportation plan to the location of land use development and redevelopment proposed under the land use plan.

The regional transportation plan includes public transit, bicycle and pedestrian facilities, transportation systems management, travel demand management, and arterial street and highway elements. All elements of the plan are considered to be of equal priority, and each element needs to be fully implemented to meet existing and forecast transportation needs and to provide a comprehensive, multi-modal, balanced, high quality transportation system in Southeastern Wisconsin. The focus of this review is on the public transit element of the plan, which is the most relevant plan element linking major employment centers with areas of high unemployment.

The public transit element of the 2035 regional transportation system plan envisions significant improvement and expansion of public transit that would improve linkages between affordable housing and employment centers in the Region, including development of a rapid transit and express transit system, improvement of existing local bus service, and the integration of local bus service with the proposed rapid and express transit services. Map III-13 displays the public transit element of the year 2035 regional transportation system plan and Map III-14 displays the potential rapid transit commuter rail and express transit bus guideway/light rail lines under the year 2035 plan. Service under the recommended regional transit system would double from the levels existing in 2005, measured in terms of revenue transit vehicle-miles of service provided, from about 69,000 vehicle miles of service on an

¹⁰ Documented in SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035, June 2006.

Table III-6

**COMPREHENSIVE PLAN HOUSING ELEMENT
GOALS AND OBJECTIVES FOR COUNTIES IN THE SOUTHEASTERN WISCONSIN REGION: 2010**

Kenosha County (Plan Adopted April 20, 2010)

Overall Housing Goal and Objectives

Goal:

- Promote a range of affordable housing choices for all income levels, age groups, and physical abilities in Kenosha County.

Objectives:

- Promote flexible choices for Kenosha County's aging population.
- Encourage flexibility in zoning to accommodate a variety of housing options.
- Promote affordable housing choices for people who work in Kenosha County.
- Promote affordable housing choices for Kenosha County's aging, disabled, and young family populations.
- Promote universal design (designed for all physical abilities) in housing and subdivision construction to accommodate all population groups.

Housing Supply Issue and Recommendations

Goals:

- Promote the provision of an adequate number of housing to the current housing stock to meet housing demand through 2035.
- Promote adequate housing choices for consumers through 2035.
- Allocate sufficient land for housing development and to accommodate current and future populations.
- Encourage the development of "life-cycle" housing.^a

Objectives:

- Accommodate an additional 34,324 housing units in Kenosha County by 2035 in areas identified for residential use on Map 65 (Kenosha County Land Use Plan Map: 2035).
- Promote a countywide owner-occupied housing unit vacancy rate between 1.5 and 2 percent.
- Promote a countywide renter-occupied housing unit vacancy rate between 5 and 6 percent.

Housing Quality Issue and Recommendations

Goals:

- Promote safe and decent housing for all Kenosha County residents.
- Encourage energy-efficient housing for all Kenosha County residents.

Objectives:

- Encourage well-constructed and maintained housing with adequate services.
- Encourage energy-efficient housing and housing in a suitable physical environment.

Housing Cost Issue and Recommendations

Goals:

- Promote a range of affordable housing choices for all income levels in the County.
- Promote conservation of the existing housing stock as one source of affordable housing.

Table III-6 (continued)

Objectives:

- Promote reducing the percentage of households in the County with a high housing cost burden by encouraging more affordable housing^b options.
- Promote affordable housing choices for young families and the elderly in Kenosha County.
- Promote affordable housing choices for people who work in Kenosha County.
- Encourage the rehabilitation of existing homes to serve as one source of affordable housing.

Aging and Disabled Population Issue and Recommendations

Goals:

- Promote a range of affordable housing choices for Kenosha County's aging and disabled population.
- Promote housing options that allow elderly and disabled persons to remain in their homes.

Objectives:

- Promote affordable housing for Kenosha County's aging and disabled populations.
- Encourage maintaining and enhancing the number and variety of housing units for elderly and disabled residents.
- Increase awareness of the housing needs and preferences of elderly and disabled residents.
- Encourage housing that provides the elderly and disabled population with housing options that promote aging in place.
- Support efforts by appropriate government and profit and non-profit organizations, including churches, to provide needed assistance for elderly and disabled residents who wish to stay in their own homes.
- Continue to provide assistance programs for home maintenance and in-home healthcare services.
- Encourage increasing the availability of options to adapt homes to the needs of disabled and elderly people.
- Promote the use of design that allows access and livability for disabled and elderly people in new construction.

Household Size Issue and Recommendation

Goal:

- Promote a range of housing choices for households of all sizes in Kenosha County.

Objective:

- Promote a varying number of housing unit and lot sizes to meet the needs of Kenosha County residents.

Housing Distribution Issue and Recommendation

Goal:

- Promote the distribution of a variety of housing structure types and sizes including single-, two-, and multi-family homes across Kenosha County for all income and age groups.

Objective:

- Promote an adequate number of affordable housing choices within local governments based on local high housing cost burden data as set forth in each of the participating local government's Appendix to this plan.

Fair Housing Issue and Recommendation

Goal:

- Promote fair housing practices in Kenosha County.

Objective:

- Discourage housing discrimination based on protected classes and unlawful acts set forth in Federal and State laws.

Table III-6 (continued)

Ozaukee County (Plan Adopted April 2, 2008)

General Housing Issue

Goal:

- Promote a range of affordable housing choices for all income levels and age groups in the County.

Objectives:

- Promote housing choices for Ozaukee County's aging population.
- Promote affordable housing choices for Ozaukee County's disabled population.
- Promote affordable housing choices for young families in Ozaukee County.
- Promote affordable housing choices for people who work in Ozaukee County.
- Promote affordable housing choices for residents who experience a loss of income due to unforeseen circumstances, such as job loss or health issues.

Housing Supply Issue

Goals:

- Promote the addition of an adequate amount of housing units to the current housing stock to meet housing demand through 2035.
- Promote adequate housing choice for consumers through 2035.

Objectives:

- Accommodate an additional 9,300 housing units in the planning area by 2035 in the areas identified for residential use on Map 96 (Ozaukee County Planned Land Use Map: 2035).
- Promote a countywide owner-occupied housing unit vacancy rate between 1.5 and 2 percent through 2035.
- Promote a countywide renter-occupied housing unit vacancy rate between 5 and 6 percent through 2035.

Housing Cost / Workforce Housing Issue

Goal:

- Promote a range of affordable housing choices for all income levels in the County.

Objectives:

- Reduce the percentage of households in the County with a high housing cost burden by providing more affordable housing options.
- Promote affordable housing choices for young families in Ozaukee County.
- Promote affordable housing choices for people who work in Ozaukee County.
- About 33 percent of housing units in 2035 should be affordable to extremely low, very low, low, and moderate income households.^b

Aging and Persons with Disabilities Population Issue

Goal:

- Promote a range of housing choices for Ozaukee County's aging population and persons with disabilities.

Objectives:

- Maintain and enhance the number and variety of senior oriented housing units.
- Increase awareness of the housing needs and preferences of Ozaukee County residents age 65 and older.

Table III-6 (continued)

Goal:

- Promote housing options that allow the elderly and persons with disabilities to remain in their homes.

Objectives:

- Provide the elderly and persons with disabilities with more housing options that will align Ozaukee County with the State policy promoting aging in place.
- Increase the availability of options to adapt homes to the needs of persons with disabilities and elderly people.
- Increase the use of design that allows access and livability for persons with disabilities and elderly people in new construction.
- Increase the availability of affordable housing for persons with disabilities in Ozaukee County.

Household Size Issue

Goal:

- Promote a range of housing choices for households of all sizes in Ozaukee County.

Objective:

- Promote a varying number of housing unit sizes to meet the needs of Ozaukee County residents.

Housing Preference Issue

Goal:

- Promote a range of housing choices that meet the housing preferences of Ozaukee County residents.

Objectives:

- Promote a variety of housing unit sizes.
- Promote a variety of residential lot sizes.
- Promote a variety of housing structure types including single-family, two-family, and multi-family and a variety of ownership options (conventional home ownership, condominiums, and rental units).

Housing Distribution Issue

Goal:

- Promote the distribution of a variety of housing structure types and sizes including single-family, two-family, and multi-family homes across Ozaukee County for all income and age groups.

Objectives:

- Promote an adequate number of single-family, two-family, and multi-family housing units in each sewer service area in the County.
- Promote an adequate number of affordable housing choices within local governments based on local high cost burden data as set forth in Appendix U (of the Ozaukee County comprehensive plan).

Fair Housing Issue

Goal:

- Promote fair housing practices in Ozaukee County.

Objective:

- Discourage housing discrimination based on protected classes and unlawful acts set forth in Federal and State laws.

Table III-6 (continued)

Racine County (Plan Adopted October 13, 2009)

Goals:

- Provide opportunities for an adequate housing supply that will meet the needs of all residents and a broad range of choice among housing designs, sizes, types, and costs, recognizing the changing trends in age-group composition, income, and household types.
- Promote the coordination between land use and housing design that supports a range of transportation choices.
- Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses.
- Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial uses.

Objectives:

- Provision of additional housing, including an appropriate mix of housing types and styles, sufficient to accommodate the projected increase in population, matching housing types to changing household characteristics and needs.
- Provision of housing opportunities to accommodate financial capabilities and persons with special needs.
- Provision of housing that maintains and enhances the character of existing urban and rural environments.
- Provision of additional housing in areas recommended for such use in the land use plan element.
- Provision of housing at densities that are properly related to the availability of sanitary sewer service, water supply, and basic urban services and facilities.
- Provision of housing opportunities for workers in proximity to their place of work.
- Maintenance and rehabilitation, as appropriate, of the existing housing stock.

Walworth County (Plan Adopted November 10, 2009)

Goal:

- The housing goal is to provide housing that meets the needs of the County's current and future population.

Objectives:

- Matching housing to changing household characteristics and needs.
- Provision of housing opportunities for those with special needs: low income households, persons with disabilities, the homeless, and the elderly.
- Provision of housing opportunities for workers close to their place of work.
- Restricting housing density to levels that are appropriate for available sanitary sewer service, water supply, and basic urban facilities.
- Maintaining and enhancing the character of existing urban and rural environments.

Washington County (Plan Adopted April 15, 2008)

General Housing Issue

Goal:

- Promote a range of safe and affordable housing choices for all income levels and age groups in the County.

Objectives:

- Promote affordable housing choices for Washington County's aging, disabled, and young family population.
- Promote affordable housing choices for people who work in Washington County.
- Promote universal design (designed for all physical abilities) in housing and subdivision construction to accommodate all population groups.
- Promote affordable and sustainable housing across an individual's lifespan.
- Encourage flexibility in zoning to accommodate a variety of housing options.

Table III-6 (continued)

Housing Supply and Quality Issue

Goals:

- Promote the addition of an adequate number of housing units to the current housing stock to meet housing demand through 2035.
- Allocate sufficient land for housing development and to accommodate current and future populations.
- Promote adequate housing choices.
- Encourage the development of “life-cycle” housing.^a

Objective:

- Accommodate an additional 19,006 housing units^c in the County by 2035 in the areas indentified for residential use on Map 84 (Washington County Planned Land Use Map: 2035).

Goal:

- Provide safe and decent housing for all County residents.

Objectives:

- Provide well-constructed and maintained housing with adequate services.
- Provide housing within a suitable physical environment.

Housing Cost / Workforce Housing Issue

Goal:

- Promote a range of affordable housing choices for persons of all income levels.

Objectives:

- Reduce the percentage of households in the County with a high housing cost burden by providing more affordable housing options.
- Promote affordable housing choices for young families in Washington County.
- Promote affordable housing choices for people who work in Washington County.

Goal:

- Promote the conservation of the existing housing stock as one source of affordable housing.

Objective:

- Encourage the rehabilitation of existing homes to serve as one source of affordable housing.

Elderly and Persons with Disabilities Issue

Goal:

- Promote a range of housing choices for Washington County’s aging and disabled population.

Objectives:

- Promote affordable housing for Washington County’s aging and disabled population.
- Maintain and enhance the number and variety of housing units for the elderly and persons with disabilities.
- Increase awareness of housing needs and preferences of the elderly and persons with disabilities.

Goal:

- Promote housing options that allow the elderly and persons with disabilities to remain in their homes.

Table III-6 (continued)

Objectives:

- Support efforts by appropriate government and profit and non-profit organizations, including churches, to provide needed assistance for the elderly and persons with disabilities who wish to stay in their own homes.
- Continue to provide assistance programs for home maintenance and in-home health care services.
- Provide the elderly and persons with disabilities population with housing options in accordance with the State policy promoting aging in place.
- Increase the availability of options to adapt homes to the needs of persons with disabilities and the elderly.
- Increase the use of design that allows access and livability for persons with disabilities and the elderly in new construction.

Housing Preference Issue

Goal:

- Support a range of housing types to meet the housing needs and preferences of Washington County residents.

Objectives:

- Promote a variety of housing units to accommodate households of all sizes.
- Promote a variety of residential lot sizes.
- Promote a variety of housing structure types including single-family, two-family, and multi-family and a variety of ownership options (conventional home ownership, condominiums, and rental units).
- Allow home businesses that do not significantly affect the home site or surrounding character.
- Encourage more cluster development or conservation subdivision housing development with open space.

Housing Distribution Issue

Goal:

- Promote the distribution of a variety of housing structure types and sizes including single-family, two-family, and multi-family, homes across Washington County for all income and age groups.

Objectives:

- Promote an adequate number of single-family, two-family, and multi-family housing units in each sewer service area in the County.
- Adequate choice in type, size, cost, and location of housing units will assure equal housing opportunity.
- Promote an adequate number of affordable housing choices within local governments based on high housing cost burden data set forth in Appendix M.

Fair Housing Issue

Goal:

- Promote fair housing practices in Washington County.

Objective:

- Discourage housing discrimination based on protected classes and unlawful acts set forth in Federal and State laws.

Waukesha County (from the Trends, Issues, Opportunities, and Planning Standards Chapter) (Plan Adopted February 24, 2009)

Housing Objective No. 1:

- The provision of an adequate stock of decent, safe, and sanitary housing to meet the county's total housing requirement and, as components of that requirement, the effective market demand and true housing need.

Table III-6 (continued)

Principle:

- Increases in the total number of households within the County as a result of new household formations and net in-migration of additional households as well as changing size and composition of existing households require a concomitant increase in housing units. New centers of employment, which accommodate industrial, retail, service, governmental, or other uses may also prompt the need for additional employee housing.

Standards:

- The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates at the County level and, if possible, within local municipalities should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units over a full range of housing types, sizes, and costs.
- The supply of sound units should be provided through the working of the private housing sector to the maximum extent possible, with continued assistance, incentives, and cooperation by various Federal, State, and local governmental agencies rendered as necessary.
- A sufficient supply of new housing should be made available within reasonable proximity to new employment centers. To meet this standard, additional housing at a rate of 75 housing units per 100 new jobs should be provided within a six-mile one-way travel distance of such employment centers.

Housing Objective No. 2

- The provision of adequate locational choice of housing.

Principle:

- The Southeastern Wisconsin Region provides a wide variety of employment, educational, cultural, and recreational facilities. Adequate choice in the size, cost, and location of housing units will facilitate the opportunity for all households to utilize and enjoy these facilities. Geographic distribution and price level variety of housing units can also assist in reducing economic and racial imbalances and equalize fiscal disparities and service differences among communities in the Region.

Standard:

- Communities that seek to attract jobs, as reflected in the accommodation of new commercial and industrial development, should ensure that a broad range of housing styles, types, and price ranges are provided so as to provide opportunities to minimize geographic imbalances between job and residence locations. In so doing, a community should examine both its range of housing stock and its range of jobs, with a view toward ensuring that the price range of the existing and planned housing stock compares favorably with the income range of workers in those jobs.

City of Milwaukee (Plan Adopted March 2, 2010)

Policies:

- Improve the quality, diversity, and affordability of housing stock within the City.
 - Promote preservation and improvement of existing housing stock.
 - Seek additional resources for the maintenance and rehabilitation of housing.
 - Support programs and standards that allow residents to age in place and remain in homes through different life stages.
 - Assist in the creation of partnerships with developers and lenders to implement programs to upgrade the housing stock.
 - Utilize a variety of code enforcement and incentives to improve housing based on the needs of the individual neighborhoods.
 - Provide incentives and programs to preserve historic and architecturally significant housing.
 - Aggressively market Milwaukee for infill and new housing development for residents of all income levels.
 - Identify and promote opportunities to integrate new housing, mixed use, and a variety of housing options into existing neighborhoods.
 - Promote development of new market rate housing throughout the City.
 - Assemble, prepare, and market sites for new residential development.
 - Work with community partners to market and promote housing development and redevelopment opportunities.
 - Continue to develop long and short range plans for the productive reuse or disposition of City-owned vacant lots.

Table III-6 (continued)

- Adopt best practices models of residential construction to encourage the building of energy-efficient new residential infill development.
- Consider changes in zoning to allow for zero lot line development or detached single-family housing on small lots with minimal setbacks and yards.
- Concentrate housing development to encourage additional neighborhood investment.
- Coordinate with surrounding municipalities to increase the affordable housing supply in all areas of the region to complement jobs, infrastructure, and services.
- Support and encourage housing diversity to accommodate a variety of housing needs.
 - Guide policy and development to assure a mix of housing options to meet the needs of all residents, regardless of age or ability.
 - Continue to promote fair housing practices.
 - Consider affordable housing as a component of higher end market rate housing in upper-income neighborhoods to avoid economic segregation.
 - Increase the regional supply of supportive housing with features and services for people with special needs.
 - Work with nonprofit organizations to generate awareness of City programs intended to help homeless persons and those at risk of becoming homeless to find suitable housing.
- Provide and maintain high quality public housing and community service programs.
 - Continue to integrate a variety of housing types and price points with public housing and the surrounding community.
 - Maximize and manage Federal and State funds to ensure quality, safe, and affordable public housing.
 - Adapt public housing for a broad range of uses such as assisted living for seniors and provide services for aging in place.
 - Help public housing residents acquire the skills needed to increase income and self-sufficiency by integrating critical services within public housing.
 - Continue to expand the use of sustainable practices in public housing such as green roofs, community gardens, solar power, geothermal heating and cooling, etc.
- Promote programs to increase home ownership and responsible rental property ownership.
 - Work with partners in the housing delivery and support system (lenders, community development corporations, counseling agencies, and employers) to create a citywide marketing plan to promote city living and home ownership.
 - Work with lenders, owners, and tenants to develop additional funding sources for maintenance and rehabilitation of aging properties.
 - Support home buyer education to ensure successful and stable home ownership.
 - Continue the Landlord Training Program offered through Milwaukee's Department of Neighborhood Services.
- Improve the energy efficiency and sustainability of new and existing housing.
 - Promote and support weatherization programs and incentivize the use of alternative energy sources.
 - Promote products that improve indoor air quality, conserve water, and reduce waste.
 - Promote sustainable best practices in new and rehabilitation housing projects.
- Provide a rich mix and balance of housing types, workplaces, shops, schools, recreation areas, and places of worship within neighborhoods.
 - Support viable neighborhood centers, public places, and local retail development.
 - Enhance public destinations and gathering places for residents and visitors.
 - Increase sense of security and safety in neighborhoods, particularly in and near commercial and industrial areas.
 - Create and enhance retail destinations that utilize existing commercial land and infrastructure.
 - Enhance the marketability of viable commercial nodes to promote economic stability and growth.
 - Continue to support Business Improvement Districts, Main Street Programs, and other neighborhood improvement programs.
 - Ensure access and proximity to jobs.
 - Maintain and expand existing neighborhood job centers and workforce training programs and support creation of new centers and programs.
 - Provide incentives for employers to locate their businesses near the City's available workforce.
 - Encourage employer assisted housing initiatives to encourage people to live near their workplaces.
 - Promote public transit options for citizens.
 - Expand public transit routes and public transit options such as rapid transit lines, streetcars, and commuter rail that can connect housing to jobs and services across the region.
 - Promote the inclusion of transportation options so renters and buyers can easily compare the real cost of housing choices.

Table III-6 (continued)

- Provide zoning incentives for Transit Oriented Development where feasible.
- Coordinate resources to support and enhance neighborhood development, reinvestment, and stabilization efforts.
 - Establish or enhance partnerships which help improve neighborhoods and build capacity.
 - Create a resource inventory and assessment that identifies physical and economic assets, boundaries, and potential partnerships such as neighborhood associations, faith-based organizations, etc.
 - Continue to involve the neighborhood in decision making by identifying and addressing nuisances.
 - Promote neighborhoods to private developers.
 - Facilitate access to capital and credit for development activities that promote the long-term economic and social viability of the community.
 - Focus on high impact residential, commercial, civic, and infrastructure projects that represent a significant and visible investment in the neighborhood and have potential to leverage additional investments.
 - Promote neighborhoods and target projects with strong neighborhood and/or private sector partners and forge additional partnerships among lenders, philanthropies, private businesses, universities, and neighborhood groups.
 - Work within neighborhoods to build capacity and strengthen the ability of community development corporations and nonprofit organizations to perform effectively as vehicles for neighborhood renewal.
 - Continue to encourage formation of community organizations, neighborhood associations, block clubs, etc.
 - Improve the physical environment of neighborhoods.
 - Support efforts to provide clean, safe, and well-maintained residential and commercial areas.
 - Strive to create a strong neighborhood identity and emphasize high-quality design and landscape.
 - Provide needed capital improvements such as commercial streetscape, alley and street resurfacing, tree planting and landscaping, curb and gutter replacement, and new street lighting, while taking advantage of opportunities to increase multi-modal transit such as walking, biking, and public transit.
 - Manage vacant land assets and promote opportunities to develop vacant lots for productive neighborhood use such as agriculture, recreation, stormwater management, etc.
- Preserve and enhance the social environment and health of neighborhoods.
 - Take action to make neighborhoods safer.
 - Continue neighborhood policing and community block watch efforts.
 - Assure public works projects include design elements that improve safety, such as street lighting, street and sidewalk repairs, bike lanes, and other improvements.
 - Expand initiatives such as Safe and Sound that provide safe after school options for children or Safe Routes to School for school children's commute.
 - Promote wellness and sustainable practices within neighborhoods.
 - Support and expand healthy transportation choices within neighborhoods such as walking, biking, car sharing, expansion of public transit, and use of alternative fuel vehicles.
 - Promote healthy food choices and provide options such as green markets, community gardens, and urban agriculture.
 - Continue to use the City website and other available resources to promote wellness, energy efficiency, and sustainability.
 - Support access to green space and recreational activities.
 - Expand efforts to reduce neighborhood environmental hazards such as brownfields and uses incompatible with healthy neighborhood goals.

City of Wauwatosa (Plan Adopted December 16, 2008)

Goal:

- Provide a variety of housing types at a range of densities, designs, and costs to accommodate a wide range of lifestyles and life stages.

Objectives:

- Encourage the development of a broader range of housing types, densities, and costs throughout the City, while preserving the integrity and overall composition of existing neighborhoods.
- Encourage a variety of high-quality work-force housing options.
- Preserve the integrity and composition of existing neighborhoods.
- Promote the long-term maintenance of the existing housing stock.
- Promote vibrant, safe, and attractive residential neighborhoods.
- Incorporate high quality multi-family housing on mixed use infill and redevelopment sites.

Table III-6 (continued)

City of West Allis (Plan Adopted February 15, 2011)

Goal: Maintain a variety of housing types at a range of densities, styles, and costs to accommodate the needs and desires of existing and future residents.

- Objective 1: Support “Aging in Place”
Continue to be a community where residents can age without leaving the city. Provide adequate types of housing to serve young professionals, families, and senior citizens.
 - Recommendation 1.1: Maintain housing options for all income levels and age groups within the City’s housing portfolio.
 - Recommendation 1.2: Maintain zoning districts that allow for a variety of housing types.
 - Recommendation 1.3: Encourage high-quality, maintenance-free housing options – such as condos, rowhomes, or town houses – to provide choices for young professionals, empty nesters, etc.
 - Recommendation 1.4: Support unique housing options, such as live-work developments and cooperative housing.
 - Recommendation 1.5: Encourage young families to move into high-quality apartments in West Allis.
 - Recommendation 1.6: Renovate existing single family homes to make them more family-friendly and modern.
 - Recommendation 1.7: Identify underutilized land to build new single family housing stock.
 - Recommendation 1.8: Promote the availability of land for the development or redevelopment of housing stock that accommodates larger households.
- Objective 2: Increase Homeownership
 - Recommendation 2.1: Increase the percentage of owner occupied units within the City.
 - Recommendation 2.2: Promote affordable home buying opportunities to young families.
- Objective 3: Promote High-Quality Senior Housing Options
Promote development of an adequate supply of high-quality senior housing options. Direct such developments to areas that are close to services that seniors typically require, including public transit.
 - Recommendation 3.1: Maintain City-owned senior housing to preserve and enhance affordable, quality housing options.
- Objective 4: Locate Higher Density Multi-Family Near a Mix of Uses
Plan for higher density multi-family housing in parts of West Allis where streets and sidewalks can accommodate traffic, and where there is access to parks, shopping, community facilities, and existing or planned public transportation routes.
 - Recommendation 4.1: Incorporate high quality multi-family housing on mixed use infill and redevelopment sites.

Goal: Preserve and enhance the unique character of the different West Allis neighborhoods, including the distinct identities of the City’s districts and corridors, while directing growth and development.

- Objective 1: Protect the historic integrity of residential properties in West Allis
Protect the historic integrity of residential properties in West Allis by establishing design guidelines for the various architectural styles throughout the City, including both historic styles and modern design that is balanced with the context of existing architectural styles. Utilize the design guidelines when reviewing applications for additions and residential renovation.
 - Recommendation 1.1: Establish design guidelines for residential properties.
 - Recommendation 1.2: Utilize the design guidelines when reviewing applications for additions and residential renovation.
- Objective 2: Explore Various Property Maintenance Programs
Explore various property maintenance programs in order to protect and enhance the City’s housing stock and property values. Programs to consider include, but are not limited to: time-of-sale inspections, enhanced property code enforcement.
 - Recommendation 2.1: Explore possible funding options to minimize the financial impact of property maintenance programs.
- Objective 3: Encourage Compatible Residential Infill and Rehabilitation Projects
Encourage residential infill and rehabilitation that respects the integrity and composition of the City’s existing development patterns, including site layout, building materials, building character and scale, open space, and integrated connectivity.

Table III-6 (continued)

Goal: Support sustainable site design and building practices for construction and rehabilitation opportunities in all neighborhoods.

- Objective 1: Encourage “Green” Residential Development
Encourage “green” practices for the construction and rehabilitation of housing within the City, including practices that promote energy conservation, the use of sustainable materials, improved air quality, and storm water management.
- Objective 2: Promote Energy Independent Community Status
Promote the City’s status as an Energy Independent Community with property owners in West Allis.

Goal: Work with regional, state, and federal agencies to provide housing programs and assistance to property owners.

- Objective 1: Coordinate with Agencies to Encourage Housing Rehabilitation Programs
Coordinate with HUD, WHEDA, the Wisconsin Department of Commerce, the Wisconsin Partnership for Housing Development, and Milwaukee County to encourage the use of financial assistance programs for housing rehabilitation.

^a*“Life-cycle” housing includes a range of housing options that meet people’s preferences and circumstances at all of life’s stages (unmarried working adult, families with children, and elderly households, for example).*

^b*HUD defines affordable housing as households “paying no more than 30 percent of their income for housing.” Household income category thresholds are based on the County median annual household income. Extremely low income households earn less than 30 percent of the County median annual household income, very low income households earn between 30 and 50 percent of the median income, low income households earn between 51 and 80 percent of the median income, and moderate income households earn between 81 and 95 percent of the median income.*

^c*The 2035 regional land use plan prepared by SEWRPC projects the number of households in Washington county will increase from about 43,843 in 2000 to about 62,849 in 2035, for an increase of about 19,006 households (a 43 percent increase).*

Source: County and Local Comprehensive Plans and SEWRPC.

Table III-7

**EXISTING AND RECOMMENDED TRANSIT SERVICE VEHICLE MILES UNDER THE
 PUBLIC TRANSIT ELEMENT OF THE ADOPTED YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN**

Average Weekday Transit Service Characteristics	Existing 2005 ^a	Recommended Plan 2035	Planned Increment	
			Number	Percent Change
Revenue Vehicle-Miles				
Rapid	7,900 ^b	24,000	16,100	203.8
Express.....	--	17,000	17,000	--
Local.....	61,100	97,000	13,900	58.8
Total	69,000	138,000	69,000	100.0
Revenue Vehicle-Hours				
Rapid	350 ^b	1,100	750	214.3
Express.....	--	1,100	1,100	--
Local.....	4,750	8,900	4,150	87.4
Total	5,100	11,100	6,000	117.6

^aEstimate.

^bIncludes the existing commuter bus route operated in the Kenosha-Milwaukee-Racine corridor. While portions of this route operate with express stop spacing, the long trips served by, and average operating speeds of, this route are typical of those for rapid service.

Source: SEWRPC.

Table III-8

**PROPOSED TRANSIT SERVICE HOURS AND FREQUENCY
 UNDER THE REGIONAL TRANSPORTATION SYSTEM PLAN: YEAR 2035**

Service Type	Existing Year 2005		Recommended Plan	
	Service Hours	Service Headways	Service Hours	Service Headways
Rapid Transit Service				
Milwaukee County	<u>Weekdays only</u> 6:00 a.m.-8:30 a.m. 3:30 p.m.-6:00 p.m. (Peak direction service only)	15-30 minutes	<u>Daily</u> 6:00 a.m.-10:00 p.m. (both directions)	10-30 minutes weekday peak period 30-60 minutes off-peak period and weekends
Waukesha County Waukesha	<u>Weekdays Only</u> 5:30 a.m.-8:30 p.m.	15-30 minutes peak period 60-90 minutes off-peak periods	<u>Daily</u> 6:00 a.m.-10:00 p.m. (both directions)	20-30 minutes weekday peak periods
Oconomowoc, Mukwonago, Menomonee Falls	<u>Weekdays Only</u> Peak period and peak direction only service	30-40 minutes		60 minutes off-peak periods and weekends
Washington County	<u>Weekdays Only</u> Peak period and peak direction only service	30-40 minutes	<u>Daily</u> 6:00 a.m.-10:00 p.m. (both directions)	20-30 minutes weekday peak periods 60 minutes off-peak periods and weekends
Ozaukee County	<u>Weekdays Only</u> 5:00 a.m.-11:00 p.m.	30-40 minutes peak periods 60 minutes off-peak periods	<u>Daily</u> 6:00 a.m.-10:00 p.m. (both directions)	20-30 minutes weekday peak periods 60 minutes off-peak periods and weekends
Kenosha-Racine- Milwaukee County	<u>Weekdays Only</u> 5:00 a.m.-10:00 p.m.	40 minutes peak periods 120 minutes off-peak periods	<u>Daily</u> 6:00 a.m.-10:00 p.m. (both directions)	20-30 minutes weekday peak periods 60 minutes off-peak periods and weekends
	<u>Weekends</u> 8:00 a.m.-10:00 p.m.	<u>Headways</u> 60-120 minutes		
Express Transit Service	None	--	<u>Weekdays</u> 5:00 a.m.-1:00 a.m. <u>Weekends</u> 5:00 a.m.-1:00 a.m.	5-15 minutes peak periods 10-20 minutes off-peak periods 10-20 minutes
Local Transit Service				
Central Milwaukee County	<u>Weekdays</u> 5:00 a.m.-1:00 a.m. <u>Weekends</u> 5:00 a.m.-1:00 a.m.	5-20 minutes peak periods 10-30 minutes midday 15-30 minutes evening 15-60 minutes	<u>Weekdays</u> 5:00 a.m.-1:00 a.m. <u>Weekends</u> 5:00 a.m.-1:00 a.m.	5-10 minutes peak periods 10-15 minutes midday 10-20 minutes evening 10-20 minutes
Outlying Milwaukee County	<u>Weekdays</u> 5:00 a.m.-1:00 a.m. <u>Weekends</u> 5:00 a.m.-1:00 a.m.	15-60 minutes peak periods 20-60 minutes off-peak periods 20-60 minutes	<u>Weekdays</u> 5:00 a.m.-1:00 a.m. <u>Weekends</u> 5:00 a.m.-1:00 a.m.	10-30 minutes peak periods 20-60 minutes off-peak periods 20-60 minutes

Table III-8 (continued)

Service Type	Existing Year 2005		Recommended Plan	
	Service Hours	Service Headways	Service Type	Service Hours
Local Transit Service (continued)				
Kenosha Area	<u>Weekdays</u> 6:00 a.m.-7:30 p.m.	30-40 minutes peak periods 40-60 minutes off-peak periods	<u>Daily</u> 6:00 a.m.-10:00 p.m.	<u>Weekdays</u> 15-30 minutes peak periods 30 minutes midday 60 minutes evening <u>Weekends</u> 30-60 minutes Saturday 60 minutes Sunday
Racine Area	<u>Weekdays</u> 5:30 a.m.-12:00 a.m.	<u>Weekdays</u> 30-60 minutes peak periods 60 minutes off-peak periods	<u>Daily</u> 6:00 a.m.-10:00 p.m.	<u>Weekdays</u> 15-30 minutes peak periods 30 minutes midday 60 minutes evening
	<u>Saturdays</u> 5:30 a.m.-10:00 p.m.	<u>Weekends</u> 60 minutes	<u>Daily</u> 6:00 a.m.-10:00 p.m.	<u>Weekends</u> 30-60 minutes Saturday 60 minutes Sunday
	<u>Sundays</u> 9:30 a.m.-7:00 p.m.			
Waukesha Area	<u>Weekdays</u> 5:30 a.m.-10:00 p.m.	<u>Weekdays</u> 35-70 minutes peak periods 30-60 minutes off-peak periods	<u>Daily</u> 6:00 a.m.-10:00 p.m.	<u>Weekdays</u> 20 minutes peak period 30 minutes midday 60 minutes evening
	<u>Saturdays</u> 8:00 a.m.-10:00 p.m.	<u>Weekends</u> 30-60 minutes		<u>Weekends</u> 30-60 minutes Saturday 30-60 minutes Sunday
	<u>Sundays</u> 9:00 a.m.-7:00 p.m.			

Source: SEWRPC.

average weekday in the year 2005 to 138,000 vehicle-miles of service in 2035 (see Table III-7). The service improvements and expansion proposed include expansion of service areas and hours, and significant improvements in the frequency of transit service provided, particularly on major local routes, as shown on Table III-8.

The proposed expansion of public transportation is linked to housing issues and essential to the Region for several reasons:

- Public transit is essential in the Region to meet the travel needs of persons unable to use personal automobile transportation. Approximately 80,000 households, or 11 percent of the Region's households, did not have a personal vehicle available and were dependent on public transit for travel in the year 2000. The accessibility of this portion of the Region's population to jobs, health care, shopping, and education is almost entirely dependent on the extent to which public transit is available, and is reasonably fast, convenient, and affordable.
- Public transit supports and encourages higher development density and infill land use development and redevelopment that results in efficiencies for the overall transportation system and other public infrastructure and services. Public transit also reduces air pollution and energy consumption.
- Public transit permits choice in transportation, enhancing the Region's quality of life and economy. A portion of the Region's population and businesses would prefer to have public transit alternatives available. High quality public transit helps provide a high quality of life and contributes to the maintenance and enhancement of the Region's economy; however, to attract travel to public transit, service must be available throughout the day and evening at convenient service frequencies, and at competitive and attractive travel speeds.

The proposed expansion of public transit in Southeastern Wisconsin would represent a near doubling of transit service in the Region by the year 2035. This would entail about a 2.5 percent annual increase in transit service to the year 2035, as shown in Figure III-1, which is less than the level of annual increase that occurred between 1995 and 2000. Significant implementation of the year 2020 plan occurred between 1997 and 2000 as transit service expanded by over 25 percent; however, transit service has been significantly reduced since 2001 due to State and local budget problems.

Implementation of proposed transit expansion is dependent upon continued State funding of public transit. The State has historically funded 40 to 45 percent of transit operating costs, and has increased funding to address inflation in the cost of providing public transit, and to provide for transit improvements and expansion. State funding to the Milwaukee County Transit System (MCTS) increased by 29 percent from 1995 to 2000 and by 70 percent for all other transit systems in the Region. State funding increased by only 5 percent between 2000 and 2005 for the MCTS and by 12 percent for all other transit systems. In comparison, local funding of public transit increased by 30 percent for MCTS and by 62 percent for all other transit systems in the Region between 1995 and 2000, and by 20 percent for MCTS and 73 percent for all other transit systems in the Region between 2000 and 2005. The 2003-2005 State budget provided no funding increase for public transit and the 2005-2007 budget provided only a 2 percent annual increase. An annual increase of 4 to 5 percent is needed to address rising costs, including inflation and real increases in fuel costs, and to support system improvement and expansion.

Implementation of the proposed expansion of public transit in the Region is also dependent on attaining dedicated local funding. The local share of funding for public transit in the Region is provided through county or municipal budgets, and represents about 15 percent of the total operating costs and 20 percent of the total capital costs of public transit. The local funding share is largely provided by property taxes and public transit must annually compete with mandated services and projects. Counties and municipalities have found it increasingly difficult to provide funding for transit needs and to respond to shortages in Federal and State funding due to property tax funding constraints. Most public transit systems nationwide have dedicated local funding, typically a sales tax of 0.25 to 1.0 percent. A sales tax provides funding that should increase with inflation and area growth; thereby

addressing funding needs attendant to inflation in the costs of providing public transit and to transit system expansion.

A number of the proposed transit services extend across city and county boundaries. A regional transit authority could assist in the implementation of these proposed services.

The regional transportation plan recommends that State funding of 40 to 45 percent of transit operating costs continue with attendant annual increases in State funding of approximately 4 percent; that local dedicated funding be obtained to replace property tax funding and be sufficient to address cost inflation and system improvement and expansion over the plan design period; and that a permanent regional transit authority be created by the State Legislature and Governor.

1975 Regional Housing Plan for Southeastern Wisconsin

The first regional housing plan adopted by the Commission in the mid-1970s includes a housing allocation strategy and plan recommendations designed to abate the regional housing problem, as defined at that time, and to achieve the housing allocation strategy. The following summary of the 1975 plan is intended to provide background information on plan recommendations, and to identify past recommendations that may be appropriate to carry forward into this new plan. Information on implementation of plan recommendations by SEWRPC, housing agencies, and units of government within the Region is also provided.

Alternative Regional Housing Allocation Strategies

The regional housing plan identified 96,100 households within the Region in housing need; however, all but 17,840 households were found to be in economic need only.¹¹ The plan recommended that economic need be relieved through various measures that would reduce the gap between housing costs and the ability to pay for housing and would not necessitate a change in residence to reduce the economic burden. Only those households with physical housing problems that necessitated a change in residence were considered in the housing allocation strategies. The publicly assisted housing allocation strategies were intended to identify local government responsibility for the resolution of physical housing problems in the Region and provide the framework to resolve physical housing problems. A wide range of housing recommendations was set forth by the regional housing plan in conjunction with the adopted publicly assisted housing allocation strategy to resolve the regional housing problem.

Three alternative publicly assisted housing allocation strategies were prepared, including an existing need strategy, a dispersal strategy, and a composite factor strategy. Each of the strategies represented a different geographical distribution within which the physical housing need could be reduced or eliminated.

The existing need strategy was intended to resolve physical housing need where it existed by assigning an allocation of publicly assisted low- and moderate-income housing units with a direct relationship to a housing analysis sub-area's share of the total regional housing need. The publicly assisted housing allocation necessary to eliminate physical housing need in the Region would have been concentrated in the Region's central cities under the existing need strategy because of the higher incidences of housing units in poor physical condition within the central cities. Implementation of this strategy would have further encouraged the concentration of low-income households within the Region's central cities.

The dispersal strategy directly contrasted the existing need strategy. Under this strategy, more low- and moderate-income housing would have been provided in areas of the Region with a lower incidence of physical housing need, generally in the outlying areas of the Region, to contribute to the integration of households of different socio-economic backgrounds.

¹¹ *These households were experiencing a high housing cost burden, but were not occupying substandard housing or experiencing overcrowding.*

The composite factor housing allocation strategy was an attempt to locate future publicly assisted housing in the most suitable areas, based on consideration of housing need in the sub-area, the general fiscal and physical ability of the area to absorb publicly assisted housing, and the past performance of the area in providing housing for low- and moderate-income households. The composite strategy resulted in an intermediate distribution of publicly assisted housing units, allocating more units to the outlying areas of the Region than the existing need strategy and more units to the central cities than the dispersal strategy. Table III-9 sets forth the relative weighting of the variables taken into consideration under the composite factor strategy and Map III-15 shows the distribution of publicly assisted housing units under each of the allocation strategies.

Each of the allocation strategies was evaluated against the regional housing plan objectives (see Chapter II) to determine which strategy would best resolve the physical housing problems in the Region. Through this evaluation process it was determined that the composite factor allocation strategy would be most effective in resolving the Region's physical housing problem and was adopted as part of the 1975 regional housing plan. This strategy allowed for distribution of publicly assisted housing units in both the outlying areas of the Region, which had more developable land and fiscal capacity to absorb the units; and the central cities of the Region, which had greater opportunities for redevelopment of poor quality housing units, and services such as public transit.

Regional Housing Plan Recommendations

The 1975 plan conducted an analysis of the housing needs in Southeastern Wisconsin and an analysis of constraints to fulfilling those needs. The plan then set forth a series of recommendations intended to significantly reduce or eliminate the level of unmet housing need in the Region based on the analyses. These recommendations, in concert with the composite factor housing allocation strategy, comprised the overall regional housing plan for the abatement of regionwide housing problems. Plan recommendations included those that would not require public subsidies, and those that would require a public subsidy to households in need.

Nonsubsidy Recommendations

It was recognized in the first regional housing plan that housing problems are the result of constraints within the housing market that limit the availability of housing to certain segments of the population. The plan also states that the reduction and elimination of regionwide housing problems depends to some extent on a lessening of the impact of these constraints on the availability of housing. Housing constraints identified in the plan are generally economic in nature, relating specifically to the cost of housing relative to a household's ability to pay for housing. The plan also identified institutional and social constraints that precluded certain segments of the population from acquiring adequate housing. The nonsubsidy recommendations were grouped according to whether they addressed constraints that were primarily economic, institutional, or social in nature. Table III-10 sets forth the nonsubsidy recommendations.

Subsidy Recommendations

The nonsubsidy housing recommendations set forth in the 1975 regional housing plan were efforts to abate the regional housing problem without relying on public assistance, thereby reducing the housing need at the lowest possible cost; however, the plan recognized that the nonsubsidy recommendations could not eliminate the entire housing need in the Region. It was recognized that in some cases the housing need of households experiencing economic constraints to housing could only be effectively reduced through the provision of public financial assistance. The plan set forth a series of recommendations intended to effectively use Federal, State, and local subsidy resources to reduce the housing need in the Region.

The plan prioritized the type of households that should receive public housing assistance and the types of public housing assistance that should be available in the various sub-areas of the Region, in an effort to maximize the effectiveness of limited housing subsidy funds. The analysis of housing need conducted under the 1975 housing study indicated that certain combinations of housing problems and household characteristics impose a greater hardship than others. The plan recommended that subsidy programs be administered in such a manner as to simultaneously relieve the most severe housing problems and to assist those households that experienced the greatest difficulty securing adequate shelter. Agencies administering housing subsidy programs were advised to give priority to households in the following descending order in determining applicant eligibility:

Table III-9

**RELATIVE WEIGHTING OF INDICATORS UNDER THE COMPOSITE
 FACTOR HOUSING ALLOCATION STRATEGY IN THE 1975 REGIONAL HOUSING PLAN**

Indicators	Allocation	
	Units	Percent of Total
Existing Need	5,946	33.32
Area Suitability		
Fiscal	1,486	8.32
Property tax rate	496	2.78
Property tax base	495	2.77
Personal Income	495	2.77
Land availability	1,487	8.34
Employment opportunities	1,487	8.34
Provision of transit service	1,487	8.34
Subtotal	5,947	33.34
Past Performance		
Previous efforts in provision of subsidized housing	2,974	16.67
Existing stock of low-cost housing	2,973	16.67
Subtotal	5,947	33.34
Total	17,840	100.00

Source: SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, February 1975.

Table III-10

NONSUBSIDY HOUSING RECOMMENDATIONS FROM THE 1975 REGIONAL HOUSING PLAN

Recommendation
<p><u>Recommendations for the Abatement of Economic Constraints</u></p> <p>Reduce housing production costs through cooperation among all elements of the housing supply mechanism, including builders and developers, construction trade unions, financiers, and real estate brokers, to cooperate in efforts to lower housing costs by seeking out and incorporating within the overall housing delivery system innovations in residential construction, financing, and marketing that reduce one or more of the component costs of producing and occupying housing, while at the same time maintaining adequate standards of housing quality.</p> <p><u>Recommendations for the Abatement of Institutional Constraints: Property Tax Structure</u></p> <p>Change the school tax from a property tax to some other form of tax to not only substantially decrease the cost of occupying housing, but also largely eliminate the detrimental effects of low- and moderate-income family housing on the local cost-revenue situation. Further, the State should carefully investigate alternative means of financing public elementary and secondary schools so that the importance of the property tax as a source of educational funding can be reduced.</p> <p>Local units of government in the Region having substantial concentrations of substandard housing should encourage rehabilitation of such housing by exempting physical improvements that would serve to improve substandard structures within locally designated conservation areas from local property tax as authorized under Section 70.11 (24) of the <i>Wisconsin Statutes</i>.</p> <p><u>Recommendations for the Abatement of Institutional Constraints: Land Use Controls and Building Codes</u></p> <p>All urban communities within the Region should incorporate provisions for a full range of residential structure types, including single family, two-family, and multi-family, within their zoning ordinances.</p> <p>All urban communities within the Region should incorporate provisions for a full range of housing sizes within their zoning ordinances. Such zoning ordinances should include and apply to developable land, and should include one or more residential districts specifying minimum floor area requirements that approximate the standards for decent housing set forth in the plan objectives, principles, and standards.^a</p> <p>All urban communities within the Region should incorporate provisions for a full range of lot sizes within their zoning ordinances. In this regard, zoning ordinances should include one or more residential districts specifying minimum lot sizes of 7,200 square feet or less for single family detached housing units and 8,000 square feet or less for two-family structures.</p> <p>Local units of government in the Region should incorporate provisions within their zoning ordinances for planned unit developments (PUD) as a conditional use within residential zoning districts, similar to the provisions suggested in SEWRPC Planning Guide No. 3, <i>Zoning Guide</i>, April 1964.</p> <p>All local units of government in the Region should adopt the Wisconsin Uniform Building Code regulating the construction of one- and two-family residential structures. The State should enact a uniform building code regulating the manufacture and installation of factory built housing in Wisconsin.</p> <p>All local units of government in the Region should adopt land development regulations similar to those contained in SEWRPC Planning Guide No. 1, <i>Land Development Guide</i>, November 1963.</p> <p>Local units of government within the Region should investigate changes with respect to the present system of financing site improvement costs, and adopt changes that would result in a saving to the prospective housing consumer and which are consistent with the overall growth policy of the community.</p> <p><u>Recommendations for the Abatement of Social Constraints: Housing Discrimination</u></p> <p>Federal, State, and local fair housing laws that prohibit housing discrimination on the basis of race, creed, and national origin should be expanded to prohibit the discrimination in the sale, rental, or financing of housing on the basis of sex, marital status, source of income, and family size.</p> <p>Agencies charged with the administration of fair housing laws should establish or expand public informational programs to make minority group members more aware of the existing legal mechanisms with which discrimination in housing can be countered.</p> <p>A means should be developed for the periodic assessment of the procedures utilized by agencies charged with the administration and enforcement of open housing laws to ensure that all complaints of housing discrimination are fairly and expeditiously processed.</p>

Table III-10 (continued)

	Recommendation
	<p>Recommendations for the Abatement of Social Constraints: Community Opposition</p> <p>The developers of low-income housing should locate and construct such housing in a manner that physically integrates the units into the neighborhood to the maximum extent possible. In some cases this may mean the use of certain exterior materials or design techniques for a particular housing unit. In others it may mean the use of development design techniques such as clustering, land use buffering, or planned unit development.</p> <p>The State should establish a housing appeals board to review applications for the construction or modification of low- and moderate-income that are rejected at the local level. In its review, the appeals board should consider the following: any existing need for, or shortage of, low- and moderate-income housing in the area; employment opportunities within the area; transportation facilities; the availability of necessary public services and facilities; and the fiscal capability of the area to absorb such housing in terms of levels of personal income and property values. The appeals board should be empowered to issue a permit allowing the construction of low- and moderate-income housing in those instances where good cause for the original rejection cannot be shown. Any determination of the board would be subject to court appeal.</p>

^a Recommended minimum floor area requirements for housing in the Region:

- Zero bedrooms in unit = 250 minimum square feet of improved floor area;
- One bedroom in unit = 550 minimum square feet of improved floor area;
- Two bedrooms in unit = 700 minimum square feet of improved floor area;
- Three bedrooms in unit = 980 minimum square feet of improved floor area;
- Four bedrooms in unit = 1,230 minimum square feet of improved floor area;
- Five bedrooms in unit = 1,330 minimum square feet of improved floor area.

Source: SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, February 1975.

1. Occupants of housing that is substandard and overcrowded, giving priority to household types as follows: large low-income, small low-income, large moderate-income, and small moderate-income.
2. Occupants of housing that is substandard but not overcrowded, giving priority to household types as indicated above.
3. Occupants of housing that is overcrowded but not substandard, giving priority to household types as indicated above.
4. Households in economic need only, giving priority to household types as indicated above.

The plan also recommended refining the composite factor allocation strategy by distributing subsidized housing to priority sub-areas of the Region, which were identified as those areas most suitable as locations for immediate use of available subsidy funds. The areas were designed within the context of the major categories of housing subsidy programs that were used in the Region, which include programs that directly facilitated new residential construction, programs that directly facilitated the rehabilitation of the existing stock of substandard housing, and programs that utilized the existing stock of standard housing as alternative housing for households in need (assistance linked to households instead of housing units). Table III-11 describes the subsidy recommendations set forth in the 1975 regional housing plan.

Implementation Status of the 1975 Regional Housing Plan

The implementation status of the recommendations set forth in the 1975 plan varies. Several of the nonsubsidy recommendations have been implemented; however, not in a uniform manner across the Southeastern Wisconsin Region. The plan set forth several recommendations for local governments regarding land use controls and building codes. The plan recommends urban communities allow for a variety of housing structure types and sizes and lot sizes, including one or more zoning districts specifying minimum lot sizes of 7,200 square feet or less for single-family detached housing units and 8,000 square feet for two-family units. Table V-3 in Chapter V identifies communities that have not achieved these recommendations. In addition, Table V-4 identifies communities that have adopted provisions within their zoning ordinances for Planned Unit Developments (PUDs) as recommended by the 1975 plan.

The 1975 plan also recommends that all local governments adopt land development regulations similar to those included in SEWRPC Planning Guide No. 1, *Land Development Guide*, November 1963, which was updated by a second edition, published in July 2001. Appendix D identifies local governments that have adopted a land division or subdivision ordinance and whether that ordinance is similar to the SEWRPC planning guide. While recommendations regarding land use controls have not been uniformly implemented across the Region, all local governments in the Region have adopted the State Uniform Dwelling Code as recommended by the 1975 plan.

Federal and State fair housing laws have been expanded to prohibit housing discrimination in the sale, rental, or financing of housing on the basis of sex, marital status, source of income, and family size as recommended by the 1975 plan. Additionally, the Metropolitan Milwaukee Fair Housing Council was created in 1977. This agency works with many communities in the Region to fulfill the 1975 plan recommendations to expand public informational programs aimed at increasing awareness of fair housing rights and discrimination laws among minority and low-income residents and development of a means to assess the procedures utilized by agencies charged with the administration and enforcement of housing laws to ensure that all complaints of discrimination are fairly and expeditiously processed. These matters are further examined in Chapter VI.

Other nonsubsidy housing recommendations set forth in the 1975 plan are directed towards abatement of economic constraints on housing, institutional constraints involving tax structure, and social constraints regarding community opposition to certain types of housing. The plan recommends that housing cost constraints be reduced through cooperation among all elements of the housing supply mechanism. This recommendation is not as quantifiable as the recommendations regarding local government land use controls and building codes referenced

Table III-11

SUBSIDY HOUSING RECOMMENDATIONS FROM THE 1975 REGIONAL HOUSING PLAN

Recommendation
<p><u>Priority Areas for Programs Involving Rehabilitation of Substandard Housing</u></p> <p>In general, rehabilitation efforts yield the greatest benefit when undertaken in the large central cities of the Region where concentrations of poor housing currently exist. There, rehabilitation activities not only add an equivalent number of units to the stock of decent, safe, and sanitary housing, but also serve to arrest the cycle of neighborhood deterioration. More than 200 units of substandard housing occur in housing analysis areas that are contained in or are part of the Cities of Kenosha, Milwaukee, Racine, and Waukesha. It is accordingly recommended that when screening applications for subsidy funds for the rehabilitation of housing, the administering agencies concerned give first priority to applications involving the restoration of substandard housing in the Cities of Kenosha, Milwaukee, Racine, and Waukesha.</p> <p>Relatively large quantities of substandard housing – between 100 and 200 units – exist in certain suburban and outlying rural-urban fringe areas of the Region, including analysis areas 26, 27, 30, 39, 41, 46, 53, 55, 56, and 58 through 60 (see Map III-16 for the location of these analysis areas). Unlike the urban centers of the Region, the substandard units in these areas tend to consist of isolated dwellings. Therefore, it is recommended that in the process of screening applications for subsidy funds for the rehabilitation of housing, the administering agencies concerned give second priority to applications involving the rehabilitation of substandard housing in rural areas of the Region where substantial amounts of such housing occur (the analysis areas listed above).</p> <p><u>Priority Areas for Programs Involving New Housing Construction</u></p> <p>The determination of priority areas with respect to new subsidized housing construction was based on two measures of area suitability, namely, employment opportunities and developable land. Sites for the construction of low- and moderate-income housing should be located within reasonable travel time from employment centers for the prospective inhabitants. In this regard, a housing analysis area was considered a priority area with respect to new subsidized construction only if it generated 4,000 jobs or more. It is recommended that in screening applications for subsidy funds for the construction of new housing, the administering agencies concerned give priority to housing proposed to be located in areas that have both sufficient employment opportunities and sufficient amounts of developable land to support the new residential development (see Map III-17 for the location of these analysis areas).</p> <p><u>Recommendations to Facilitate Utilization of Housing Subsidy Programs at the Local Level</u></p> <p>Seven county housing agencies could be used to implement the regional housing plan to avoid needless duplication of effort that might arise if each community in the Region formed its own housing agency, hired its own staff, and undertook its own housing program, possibly in isolation from other communities in the county, and could, in addition, greatly reduce the problems of interagency coordination. It is recommended that a county housing agency, either a county housing authority, department, or division, be established in the six counties of the Region that do not have such an agency at the present time. Municipal housing authorities that do not currently own and operate public housing units should be disbanded upon formation of the county housing agency; however, in the absence of a county housing authority, local authorities can still perform an important function in the analysis of housing need and the administration of housing programs. The county housing agency, assisted by and with the full cooperation of all planning agencies within the county, should perform the following local housing analyses at the neighborhood unit level, utilizing the data assembled in the regional housing study as the point of departure:</p> <ol style="list-style-type: none"> 1. Survey the condition of the existing housing stock, quantifying the number of occupied and vacant units in standard and substandard condition and identifying those units suitable for rehabilitation. 2. Determine the number of households in housing need by specific household categories of elderly, large family, or handicapped. 3. Determine the number of households displaced or to be displaced by public improvement projects. 4. Within the context of the Commission's composite factor strategy, specify annual goals for the number of households to be assisted through the provision of new, rehabilitated, or existing housing units. 5. Identify the location of proposed new housing construction or rehabilitation for households in housing need by neighborhood unit.

Table III-11 (continued)

Recommendation

Recommendations to Facilitate Utilization of Housing Subsidy Programs at the Local Level (continued)

The county housing agency should develop good working relationships with local landlords, real estate broker associations, builders, and developers, as well as with community and neighborhood organizations that have an interest in providing housing for lower-income families, explaining fully the findings of the local need analysis and the provisions of the various subsidy programs that are available for the abatement of the existing need.

In certain situations, subsidy programs may be implemented through the private sector, for example, by private builders and developers working directly with the funding agency. In other situations, the county housing agency may play a more active role, either as an intermediary between the private sector and the funding agency, or it may construct, own, and operate the subsidized housing itself. In this regard, it is recommended that the county housing agency take those actions necessary to ensure the full use of housing subsidy programs in an effort to meet the recommended regional allocation strategy in a manner that is consistent with the local analysis of housing need.

Local units of government should investigate the possibility of utilizing local revenues as a source of public subsidy funds to reduce the cost of housing to households in the need category. Such subsidies, though marginal in nature, may allow very low income households to secure adequate housing when utilized in conjunction with subsidies provided under State or Federal housing programs.

Role of the Southeastern Wisconsin Regional Planning Commission

The Commission should establish a monitoring system with respect to the provision of subsidized housing in Southeastern Wisconsin. Such a system should be capable of:

1. Determining whether subsidized housing units are being provided in accordance with the composite factor strategy.
2. Determining whether housing subsidy programs are addressing the most severe housing problems.
3. Determining whether housing subsidy programs are being utilized to assist those households that experience the greatest difficulty in securing adequate housing.

The Commission should provide for the collection, analysis, and dissemination of housing-related information on a continuing uniform, timely, and area-wide basis, including information concerning the following: levels of residential construction and demolition activity; land, development, construction, and financing costs; property tax rates; and government activity in the field of housing. The Commission should undertake a major reevaluation of the magnitude and characteristics of the housing need at regular intervals to determine the extent of housing problems in the Region, the effectiveness of efforts undertaken for the abatement of those problems, and the need for modification or adjustment of the recommended regional housing plan. A major reevaluation of the regional housing situation should be conducted approximately every fifth year after the publication of this report.

Recommendations to State Agencies

The Wisconsin Department of Local Affairs and Development should continue to provide technical and financial assistance to county housing authorities and local units of government in support of efforts to analyze and resolve local housing problems.

The Wisconsin Housing Finance Authority should provide long-term low-interest mortgages to developers to enable the construction of housing units at below market rent.

The Wisconsin Housing Finance Authority, where possible, should work in concert with existing Federal housing subsidy programs, and through greater interest reductions, allow larger subsidies and thereby provide housing units to lower-income households.

Recommendations to Federal Agencies

Housing subsidy programs administered by the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture, Farmers Home Administration, which provide new, existing, or rehabilitated housing units to households in housing need, should be sufficiently funded to facilitate a significant reduction in the existing housing need in the shortest possible time.

Table III-11 (continued)

Recommendation
<p><u>Recommendations to Federal Agencies. (continued)</u></p> <p>A moratorium with respect to the funding of housing subsidy programs effective January 5, 1973, virtually ended the provision of subsidized housing units under Section 235 – Homeownership and Section 236 – Rental, Rent Supplement, and Public Housing programs in the Southeastern Wisconsin Region. Although such housing subsidy programs met with great difficulties and proved unworkable in many areas of the United States, these programs were, with few exceptions, successful in the Region, and provided many households in housing need with decent, safe, and sanitary housing units. It is recommended, therefore, that authorized funds for the Section 235 – Homeownership and Section 236 – Rental, Rent Supplement, and Public Housing programs be released by the Federal government for use in the Southeastern Wisconsin Region.</p> <p>The agencies administering housing subsidy programs, in addition to income eligibility records and household demographic data, should also collect and keep records concerning the previous address and the condition of the housing unit, substandard or overcrowded, at the previous address. With such information, it will be possible to quantify the households in need that are being subsidized in accordance with the recommendations of the regional housing plan.</p> <p>The Federal Housing Administration, through HUD, and the Veterans Administration, through the U.S. Department of Veterans Benefits, respectively insure and guarantee lenders against loss on mortgage loans made to eligible households. While such programs do not provide a direct subsidy to households, they do assist buyers with low down payments to obtain financing, and thereby facilitate the provision of housing to moderate income households. It is, therefore, recommended that these agencies continue to administer such programs, incorporating, where applicable, appropriate recommendations of the regional housing plan.</p>

Source: SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, February 1975.

above; therefore, it is difficult to determine if there is greater cooperation in the housing supply chain today than in the mid-1970s. Current housing development costs and costs of community services to various types of housing are analyzed in Chapter V. The plan also recommends that institutional constraints to housing be reduced by changing the property tax structure in the State, particularly funding schools through a tax other than property taxes to lower the cost of housing. While programs such as State revenue sharing to help fund public schools are in place, generally, this recommendation has not been implemented.

Plan recommendations regarding community opposition to low cost housing focused on physically integrating low cost units into neighborhoods to the maximum extent possible and establishing a State housing appeals board to review applications for low cost housing that were denied at the local government level. The State board recommendation was not implemented; however, progress has been made in the development of publicly assisted and low cost housing that is more appealing to its neighbors. The trend of large, concentrated publicly assisted housing developments has been reduced by HUD through the use of the Section 8 housing choice voucher program. In addition, recent housing construction in the Region and the nation using financing mechanisms such as low income housing tax credits (LIHTC) have incorporated amenities such as ground floor retail, stylish architecture, and mid-rise “human scale” construction to help developments blend into existing neighborhoods. Examples are shown in Figure V-6 in Chapter V.

Subsidy recommendations set forth in the 1975 regional housing plan involve priority areas for programs involving the rehabilitation and new construction of publicly assisted housing units and utilization of subsidy programs at the local, regional, State, and Federal level. Chapter X includes a current inventory of subsidized housing in the Region. The number of subsidized housing units and vouchers currently in service is compared on Table III-12 to the number of subsidized housing units recommended to be added to the inventory of existing stock in the Region in the early 1970’s through the composite allocation strategy set forth on Map III-15. The number of units and vouchers currently in service in the Region is greater than the number recommended in the 1975 plan; however, that number was based on the existing housing need in 1975. It was determined that the additional subsidized housing units would meet the current and future housing need if other nonsubsidy and subsidy recommendations were fully implemented.

The main recommendation for utilization of subsidized programs at the local level in the 1975 plan is for county governments to form County housing agencies or departments. Local government housing agencies or departments would then have been dissolved to reduce the duplication of housing program administration efforts at the local and county levels. Housing agencies or departments currently exist in Kenosha, Milwaukee, Racine, Walworth, and Waukesha Counties.

The main recommendation for the role of SEWRPC in the 1975 plan is to establish a monitoring system with respect to the provision of subsidized housing in the Region, collect and analyze housing information on a uniform basis, and reevaluate the regional housing plan at regular intervals to determine the extent of housing problems in the Region and the effectiveness of efforts to abate those problems. The Commission began what was envisioned at the time as an ongoing regional housing planning work effort after the completion of the 1975 plan to implement the recommendations of the plan. The continuing housing planning effort was carried out through 1981. At that point, the Commission lost its ability to access Federal funds to support housing planning efforts. The Commission attempted to reach an agreement with Federal and State transportation planning agencies throughout the 1980s and 1990s to regain access to Federal funds for housing planning; however, those attempts were not successful. Following several suggestions that the Commission renew housing planning activities after the adoption of the most recent regional land use and transportation system plans in 2006, the Commission reached an agreement with Federal and State transportation agencies that housing planning activities could be funded through inclusion in the Commission’s land use and transportation work program.

The main recommendation to State agencies in the 1975 plan is to continue to provide technical and financial assistance to county housing authorities, local governments, and developers to enable the construction of housing units at below-market rents. The Wisconsin Department of Commerce (Department of Administration beginning

Table III-12

**LEGACY HOUSING PLAN SUBSIDIZED HOUSING UNIT RECOMMENDATION
 AND UNITS AND VOUCHERS IN SERVICE IN THE REGION: 2011**

County	Legacy Plan			Total Units ^c (2011)
	Existing Units ^a (1973)	Additional units ^b	Total Units	
Kenosha	1,001	1,694	2,695	3,115
Milwaukee	11,824	8,671	20,495	30,264
Ozaukee	31	1,245	1,276	961
Racine	1,769	1,512	3,281	4,130
Walworth	171	997	1,168	1,666
Washington	461	1,204	1,665	1,605
Waukesha	615	2,808	3,423	3,935
Region	15,888 ^d	18,131	34,019 ^d	45,676

^aIncludes Section 235, Section 236, Section 502, Section 221(d)(3) and Section 221(d)(3) BMIR, and public housing units.

^bNumber based on the Composite Factor Allocation Strategy.

^cThe 2011 total includes data from 2011 and 2008 as follows: Section 8 Housing Choice Vouchers and public housing units (2011), other HUD assisted units (2008), Low Income Tax Credit Housing Units (2011), and USDA Rural Development Units (2011).

^dThe location of 16 Section 502 units could not be determined.

Source: U.S. Department of Housing and Urban Development (HUD), Wisconsin Housing and Economic Development Authority (WHEDA), U.S. Department of Agriculture Rural Development, and SEWRPC.

in July 2011) works with Federal agencies to provide low cost housing and emergency shelter assistance, generally in areas of the State that are not entitlement jurisdictions, also referred to as the “Balance of the State.”

The main recommendation to Federal agencies in the 1975 plan is to sufficiently fund subsidy programs to significantly reduce existing housing need. A moratorium on various HUD subsidy programs, including Section 235 Homeownership and 236 Rent Supplement and Public Housing programs, was in effect during the preparation of the 1975 report. Subsequently, HUD implemented the housing choice voucher program and the USDA initiated the Rural Development Program to promote housing in rural areas. The 1975 plan also recommended that the FHA, through HUD, and the Veterans Administration continue to insure and guarantee lenders against loss on mortgage loans made to eligible households, which has continued.

PART 2: HOUSING PROGRAMS

Government sponsored housing programs have been inventoried to help assess government’s potential to help the private sector meet housing needs within the Region. The full array of government sponsored programs and funding availability is continually changing, therefore, this section focuses on those programs that have the potential for increasing the availability of lower-cost housing and rehabilitation in the Region. Many of the programs available in the Region are administered through local and statewide nonprofit organizations, such as community housing development organizations (CHDO), which receive funding from the Federal government. Several entities are involved in administering and funding housing programs, including the U.S. Department of Housing and Urban Development (HUD), the Wisconsin Housing and Economic Development Authority (WHEDA), and the Wisconsin Department of Commerce (Department of Administration beginning in July 2011). This section also summarizes Federal programs intended to address the national economic recession that began in 2007 and the related housing crisis that has resulted in falling home prices, restrictions on credit for home mortgages, and foreclosures and abandoned homes in many neighborhoods.

Housing Program Administrators

The following is a brief overview of the main Federal, State, and local housing program administrators operating in the Region. A description of the key government-sponsored housing programs administered by the Federal, State, and local agencies is presented in Table III-13. An overview of additional housing programs administered by local governments in the Region that are funded through HUD Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds is provided in Tables III-1 and III-2, which are presented earlier in this Chapter.

U.S. Department of Housing and Urban Development (HUD)

The U.S. Department of Housing and Urban Development (HUD) is the Federal agency responsible for national policy and programs that address housing needs, improve and develop communities, and enforce fair housing laws. HUD provides funding for programs relative to these matters; a few examples include the CDBG Program, the HOME Program, and the Section 8 Low-Income Rental Assistance Program. As previously noted, entitlement jurisdictions must prepare and submit consolidated plans that describe housing and other community needs of low- and moderate-income households and outline strategies to meet those needs to receive CDBG or HOME funding. HUD programs are typically administered through partnerships with state and local government agencies and non-profit and for-profit organizations.

The Federal Housing Administration (FHA)

The FHA was established by Congress in 1934 and became part of HUD’s Office of Housing in 1965. The FHA insures mortgage loans for single- and multi-family homes from FHA-approved lenders throughout the Nation and is the largest insurer of mortgages in the world. FHA mortgage insurance provides approved lenders with protection against losses as the result of a default on a loan. The lender bears less risk because the FHA will pay a claim to the lender in the event of a homeowner default. This allows FHA insured loans to be made with less cash investment than other loans, which increases homeownership accessibility to lower-income households.

U.S. Department of Agriculture (USDA) Rural Development

Table III-13

HOUSING PROGRAMS AVAILABLE IN THE SOUTHEASTERN WISCONSIN REGION: 2009

Sponsor	Program Name	Description ^a
U.S. Department of Housing and Urban Development (HUD)	<p>Section 8: Housing Choice Voucher Program</p> <p>Section 8: Project-Based Assistance</p>	<p>Vouchers are provided to eligible households who are either very low-income families, elderly, or have disability related needs so they may obtain housing in the private market. Applicants that obtain housing with a voucher pay no more than 30 percent of their adjusted family income for the unit.</p> <p>HUD provides rental subsidies to project owners on behalf of tenants who are either very low- or low-income families, elderly, or have disability related needs. Tenants pay no more than 30 percent of the family's monthly adjusted income for rent. Though funding is no longer available for new Section 8 projects, property owners that are already receiving funding may continue to participate in the program through the renewal of their contracts. If property owners choose not to renew their contracts, tenants living in these properties will be provided with Section 8 tenant-based vouchers.</p>
	Section 202: Supportive Housing for the Elderly	<p>HUD provides interest-free capital advances to eligible nonprofit organizations to finance the construction, rehabilitation, or acquisition of structures to provide housing for very-low income elderly persons. Rental subsidies are provided through project rental assistance contracts to cover the difference between the project operating cost and the tenant's contribution towards rent. Tenants pay no more than 30 percent of their monthly adjusted income for rent.</p>
	Section 811: Supportive Housing for Persons with Disabilities	<p>HUD provides interest-free capital advances to eligible nonprofit organizations to finance the construction, rehabilitation, or acquisition of rental housing for very-low income persons with disabilities. Rental subsidies are provided through project rental assistance contracts to cover the difference between the project operating cost and the tenant's contribution towards rent. Tenants pay no more than 30 percent of their monthly adjusted income for rent.</p>
	Community Development Block Grant Program	<p>The HUD Community Development Block Grant (CDBG) program is administered in Wisconsin by entitlement communities and the Wisconsin Department of Commerce,^b for non-entitlement communities. The housing component of this program provides grants to general purpose local units of government for housing programs which principally support low- and moderate-income households, with an emphasis on housing rehabilitation efforts. Entitlement communities and counties in the Region are listed under the consolidated plans section of this Chapter.</p>
	HOME Investment Partnerships Program	<p>The HOME program is a Federal block grant to State and eligible local governments designed exclusively to create affordable housing for low-income households. It is also intended to reinforce several important principles of community development, including:</p> <ul style="list-style-type: none"> • HOME's flexibility empowers communities to design and implement strategies tailored to their own needs • HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing • HOME's technical assistance activities and set-aside for qualified community-based nonprofit groups builds capacity with these partners

Table III-13 (continued)

Sponsor	Program Name	Description^a
<p>U.S. Department of Housing and Urban Development (HUD) (continued)</p>	<p>HOME Investment Partnerships Program (continued)</p> <p>American Dream Down Payment Initiative (ADDI)</p> <p>Emergency Shelter Grants (ESG)</p> <p>Housing Opportunities for People with AIDS (HOPWA)</p>	<ul style="list-style-type: none"> HOME's requirement that participating jurisdictions (PJs) match 25 cents to the dollar in program funds mobilizes community resources in support of affordable housing <p>Funds are awarded annually as formula grants to eligible jurisdictions. HUD establishes a trust fund for each grantee, providing a line of credit to draw upon as needed. The program's flexibility allows jurisdictions to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or assistance with rents and security deposits. Several components of the HOME program are administered in the Region by WHEHA, HOME consortiums, and local governments. HOME entitlement communities, counties, and consortiums in the Region are listed under the consolidated plans section of this Chapter.</p> <p>The ADDI was signed into law in 2003 and is administered as part of the HOME Investment Partnerships Program. The program is available in participating jurisdictions that have a population of at least 150,000 residents or receive an allocation of at least \$50,000 under the ADDI formula. The ADDI offers 0 percent interest loans to buyers to use for either completion of home repairs immediately after closing or occupancy or as a form of down payment assistance. A buyer may be eligible for up to a \$5,000 deferred 0 percent interest loan to be used for down payment or closing costs, or a buyer may be eligible for up to a \$10,000 deferred 0 percent interest loan for home repairs only. The ADDI loan is deferred at 0 percent APR, which means there is no interest and the loan is not due until sale or transfer of the mortgaged property.</p> <p>ESG funds can be used to increase the capacity of existing shelters and transitional housing programs, to modify existing shelters and transitional housing in order to improve accessibility, and to develop additional shelter and housing in areas where shelters do not exist.</p> <p>The HOPWA program was authorized under the AIDS Housing Opportunity Act and the Housing Community Development Act of 1992. The programs provides Federal housing assistance and services to people with AIDS or AIDS-related diseases and their families. HOPWA funds may be used to assist all forms of housing designed to prevent homelessness including emergency housing, shared housing arrangements, apartments, single-room occupancy (SRO) dwellings, and community residences. Public housing agencies and non-profit organizations may be eligible.</p>
<p>Federal Housing Administration (FHA)</p>	<p>FHA Mortgage Insurance</p> <p>Section 203(k) Rehabilitation Mortgage Insurance</p> <p>Property Improvement Loan Insurance (Title I)</p>	<p>The FHA provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. It insures mortgages on single-family homes as well as multi-family homes and manufactured homes. The mortgage insurance provides lenders with protection against losses as a result of a default, reducing the risk to the lender. FHA insured loans require very little cash investment to close the loan allowing for more flexibility in calculating household income and payment ratios.</p> <p>Loans are insured to finance the rehabilitation or purchase and rehabilitation of one- to four-family properties that are at least one year old. Borrowers can get a single mortgage loan, at a long-term fixed (or adjustable) rate, to finance acquisition and rehabilitation of the property.</p> <p>Loans made by private lenders are insured for up to 20 years to finance the light or moderate rehabilitation of either single- or multi-family properties. Properties may consist of single-family and multi-family homes, manufactured homes, nonresidential structures, and the preservation of historic homes.</p>

Table III-13 (continued)

Sponsor	Program Name	Description^a
Department of Veteran Affairs (VA)	Home Loan Program	Offers guaranteed loans with no money down and no private mortgage insurance payments to veterans, active duty military personnel, and certain members of the reserves and National Guard. Applicants must meet income and credit requirements for the loans, which are generally administered by lenders approved by the Department of Veteran Affairs.
U.S. Department of Agriculture (USDA)	<p>Section 502: Single-Family Housing Direct Loans</p> <p>Section 502: Single-Family Housing Guaranteed Loans</p> <p>Section 502: Mutual Self Help Housing Loans</p>	<p>USDA provides direct loans to very low- and low-income households to obtain homeownership. Funding may be used to build, repair, renovate, or relocate homes, or to purchase and prepare sites (including the provision of sewage and water facilities). Subsidies are provided to reduce monthly housing payments—borrowers pay the higher of either 24 percent of the borrower’s adjusted annual income, or principal and interest calculated at 1 percent on the loan plus taxes and insurance. If the occupants move from the property, the lesser of the payment assistance or half of the equity must be paid back to USDA. There is no required down payment.</p> <p>USDA guarantees loans to low- and moderate-income households by commercial lenders to build, repair, renovate or relocate a home, or to purchase and prepare sites (including providing water and sewage facilities). Applicants must be without adequate housing but be able to afford the mortgage payments. Loans are provided at fixed rates with terms of 30 years. No down payment is required.</p> <p>Loans are provided to help very low- and low-income households construct their own homes. Families perform a significant amount of the construction labor on their homes under qualified supervision. Savings from the reduction in labor costs allow otherwise ineligible families to own their own homes. There is no required down payment and subsidies are provided to reduce monthly housing payments—borrowers pay the higher of either 24 percent of the borrower’s adjusted annual income, or principal and interest calculated at 1 percent on the loan plus taxes and insurance. If the occupants move from the property, the lesser of the payment assistance or half of the equity must be paid back to USDA. Nonprofit or public agencies which sponsor mutual self-help housing often use administrative funds from the Section 523 Self-Help Technical Assistance Grant Program.</p> <p>Section 514 loans and Section 516 grants provide low cost financing for the development of affordable rental housing for year round and migrant “domestic farm laborers” and their households. Funds may be used to build, buy, improve, or repair farm labor housing and provide related facilities, such as on-site child care centers. Loans are for 33 years and generally at a 1 percent interest rate; grants may cover up to 90 percent of the development cost (the balance is typically covered by a Section 514 loan). Section 521 rental assistance subsidies may be used to limit tenants’ payments to 30 percent of their income.</p> <p>Direct mortgage loans are made to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; elderly persons; and persons with disabilities. Loans may be made available at an effective interest rate of 1 percent. Section 521 rental assistance subsidies may be used to limit tenants’ payments to 30 percent of their income.</p>
	Sections 514/516: Farm Labor Housing Loans and Grants	<p>Section 514 loans and Section 516 grants provide low cost financing for the development of affordable rental housing for year round and migrant “domestic farm laborers” and their households. Funds may be used to build, buy, improve, or repair farm labor housing and provide related facilities, such as on-site child care centers. Loans are for 33 years and generally at a 1 percent interest rate; grants may cover up to 90 percent of the development cost (the balance is typically covered by a Section 514 loan). Section 521 rental assistance subsidies may be used to limit tenants’ payments to 30 percent of their income.</p> <p>Direct mortgage loans are made to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; elderly persons; and persons with disabilities. Loans may be made available at an effective interest rate of 1 percent. Section 521 rental assistance subsidies may be used to limit tenants’ payments to 30 percent of their income.</p>
	Section 515: Rural Rental Housing Loans	<p>Direct mortgage loans are made to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; elderly persons; and persons with disabilities. Loans may be made available at an effective interest rate of 1 percent. Section 521 rental assistance subsidies may be used to limit tenants’ payments to 30 percent of their income.</p>
	Section 521: Rural Rental Assistance Payments	<p>Provides rent subsidies to elderly, disabled, very low- and low-income residents of multi-family housing to ensure that they pay no more than 30 percent of their income for housing. Projects that are eligible to use rental assistance include Section 515 Rural Rental Housing and Section 514 Farm Labor Housing.</p>

Table III-13 (continued)

Sponsor	Program Name	Description^a
<p>U.S. Department of Agriculture (USDA) (continued)</p>	<p>Sections 523/524: Rural Housing Site Loans Section 538: Rural Rental Housing Guaranteed Loans</p>	<p>Loans are made to provide housing sites for low- and moderate-income families. Nonprofit organizations may obtain loans to buy and develop building sites, including the construction of access roads, streets, and utilities. Section 523 loans are limited to private or public nonprofit organizations that provide sites for self-help housing only. Loans are guaranteed for the construction, acquisition, or rehabilitation of rural multi-family housing whose occupants are very low-, low-, or moderate-income households; elderly, or persons with disabilities with income not more than 115 percent of the area median income. The terms of the guaranteed loans may be up to 40 years and the rates must be fixed.</p>
<p>Wisconsin Department of Commerce, Division of Housing and Community Development (DHCD)^b</p>	<p>HUD programs HOME Homebuyer and Rehabilitation HHR Program HOME Rental Program HOME Tenant Based Rental Assistance (TBRA) Program Housing Cost Reduction Initiative (HCRI) Homebuyer Program State Shelter Subsidy Grant Program (SSSG) Transitional Housing Grant (THP)</p>	<p>The DHCD administers several HUD programs in areas of the Region and State that are not entitlement communities, or the Balance of the State (See Table III-1). The DHCD uses HOME funds for several eligible home buyer activities as allowed by the HOME Homebuyer Guidance Program and rehabilitation activities as allowed by the HOME Homeowner Rehabilitation Program. Eligible home buyer activities include: acquisition, rehabilitation, new construction, and lease purchase. Eligible property types include: single family housing, condominiums, cooperative housing units, or manufactured homes. Applicants to the program must be low-income homebuyers who plan to occupy the property as a primary residence. Eligible rehabilitation activities include the rehabilitation or reconstruction of homes to meet HOME property standards. Eligible property types include: single family housing, condominiums, cooperative housing units, and manufactured homes. Applicants to the program must be low-income homeowners planning to use the rehabilitated home as a primary residence. The DHCD uses HOME funds for several eligible rental activities as allowed by the HOME Rental Program. Eligible activities include the acquisition, rehabilitation, or new construction of affordable rental housing. Eligible property types include one or more buildings on a single site or multiple sites that are under common ownership, management, and financing. Only low income tenants are eligible to live in HOME-assisted rental housing units. The TBRA program is a rental subsidy that can provide help to individual households for housing costs such as rent, utility costs, security deposits, and utility deposits. Eligible activities include rental assistance programs, self-sufficiency programs, homebuyer programs, targeted population programs, anti-displacement assistance programs, and security deposit programs. Only low income households are eligible for program assistance. The HCRI program provides down payment, closing cost, and gap financing assistance to low income households for affordable housing. Households must have incomes at or below 80 percent of the county median income, adjusted for family size. Eligible units include single-family units that will be the household's primary residence. The SSSG program provides grants to eligible public agencies, community action agencies, and private non-profit organizations to expand emergency shelter housing programs or increase voucher programs. The SSSG program can provide up to 50 percent of an emergency shelter or voucher program's annual operating budget. THP funds support the development or expansion of transitional housing for the homeless including the development of housing and support services, to enable participants to live as independently as possible.</p>

Table III-13 (continued)

Sponsor	Program Name	Description^a
Wisconsin Department of Commerce, Division of Housing and Community Development (DHCD) ^b (continued)	Homeless Prevention Program (HPP) Interest Bearing Real Estate Trust Account (IBERTA)	HPP funds are used for emergency rental assistance or rental assistance for up to one year for individuals and families who are homeless or who are at risk of being homeless. The State requires real estate brokers to establish interest-bearing real estate trust accounts for the deposit of all down payments, earnest money, or other trust funds received by the broker related to the conveyance of real estate. Each year the interest from the trust accounts is transferred to the State's IBERTA account. The funds are used to help existing emergency shelters and transitional homeless shelter programs, and to help organizations that provide services to homeless individuals or families. The IBERTA funds generally supplement programs such as the SSSG program.
Entitlement Communities	HUD programs	Entitlement communities administer several HUD programs within their jurisdictions (See Table III-1).
Wisconsin Housing and Economic Development Authority (WHEDA)	Low Income Housing Tax Credit (LIHTC) Program Home Ownership Mortgage Loan (HOME) Program HOME Plus Loan Program	Provides developers of affordable housing with a tax credit that is used to offset a portion of their Federal tax liability. At a minimum, 20 percent of units must be occupied by households whose incomes are at or below 50 percent of the county median income (CMI) or at least 40 percent of units must be occupied by households whose incomes are at or below 60 percent of the CMI. Units designated as low-income have a maximum rent limit that is based on the CMI. Developers are expected to maintain the elected proportion of low-income units for at least 30 years. The program offers 15 to 30 year mortgage loans at below market, fixed interest rates to low- and moderate-income families and individuals who are first time homebuyers. WHEDA administers the HOME Loan Program, which is funded by the sale of tax-exempt and taxable bonds. Provides financing of up to \$10,000 for down payment and closing costs, and a line of credit for future repairs. To be eligible for a HOME Plus Loan, borrowers must be applying for their first mortgage with a WHEDA HOME Loan.
Milwaukee County HOME Consortium ^c	HOME Homebuyer Program HOME Homeowner Rehabilitation Program	Milwaukee County and the Cities of West Allis and Wauwatosa have proposed to use HOME funds for several eligible home buyer activities as allowed by the HOME Homebuyer Guidance Program. The proposed activities are listed in Table III-1. Eligible activities include: acquisition, rehabilitation, new construction, and lease purchase. Eligible property types include: single family housing, condominiums, cooperative housing units, or manufactured homes. Applicants to the program must be low-income homebuyers who plan to occupy the property as a primary residence. Milwaukee County and the Cities of West Allis and Wauwatosa have proposed to use HOME funds for several eligible homeowner rehabilitation activities as allowed by the HOME Homeowner Rehabilitation Program. The proposed activities are listed in Table III-1. Eligible activities include the rehabilitation or reconstruction of homes to meet HOME property standards. Eligible property types include: single family housing, condominiums, cooperative housing units, and manufactured homes. Applicants to the program must be low-income homeowners planning to use the rehabilitated home as a primary residence.

Table III-13 (continued)

Sponsor	Program Name	Description ^a
Milwaukee County HOME Consortium ^c (continued)	HOME Rental Program	Milwaukee County and the Cities of West Allis and Wauwatosa have proposed to use HOME funds for several eligible rental activities as allowed by the HOME Rental Program. The proposed activities are listed in Table III-1. Eligible activities include the acquisition, rehabilitation, or new construction of affordable rental housing. Eligible property types include one or more buildings on a single site or multiple sites that are under common ownership, management, and financing. Only low income tenants are eligible to live in HOME-assisted rental housing units.
The Waukesha County HOME Consortium ^d	Home Buyer Counseling C-CAP Down Payment Assistance (DPA) Grant	<p>The Slinger Housing Authority provides home buyer counseling to the Waukesha County HOME Consortium Counties of Ozaukee and Washington. The Authority provides a complete package of supportive counseling services to enable participants to achieve home ownership. This assistance is provided throughout the home buying process with credit awareness, acquiring budget management skills, learning about mortgage products and guidelines, the selection of property, and the post-purchase responsibilities of home ownership. The Authority provides monthly educational home buying seminars and provides ongoing one-on-one counseling with clients, as needed. The program meets the home buyer counseling requirements of the Waukesha County HOME Consortium Down Payment Assistance Program.</p> <p>The purpose of the C-CAP DPA Grant Program is to assist homebuyers with the upfront costs of purchasing a home through a down payment assistance (DPA) grant. The Waukesha County HOME Consortium provides funding to C-CAP, which administers the grant program. The grant itself is offered through private lenders partnering with C-CAP. The DPA grant can help pay up to \$3,000 in customary closing costs and fees related to buying a home and/or a portion of a down payment. The C-CAP DPA grant is forgiven over the course of five years. A portion of the grant must be repaid if the home is sold within a five year period as long as the borrower continues to occupy the home.</p> <ul style="list-style-type: none"> • Buyer household income cannot exceed 80 percent of the HUD estimated median family income by size for the Milwaukee Metropolitan Statistical Area. The 2009 HUD estimated median income and 80 percent of the median income are listed on Table III-14 • Eligible costs financed by the grant include the down payment, all closing costs, prepaid items, home inspection, and home buyer counseling • Eligible units include owner-occupied single-family homes, condominiums, and certain manufactured homes <p>The ADDI program is described in greater detail in the HUD section of this table. In the Waukesha County HOME Consortium service area the ADDI loan may also be combined with the C-CAP Down Payment Assistance grant. Eligibility criteria are identical to those outlined in the C-CAP DPA grant program. This program is also administered by C-CAP and with funds provided through the Waukesha County HOME Consortium.</p>
Local Government Housing Authorities ^e	Capital Fund (offered through the HUD Office of Public and Indian Housing)	<p>The Capital Fund provides funds to housing authorities to modernize public housing developments. Components of the Capital Fund include:</p> <ul style="list-style-type: none"> • Demolition/Disposition: This program provides funds to remove old and run down public housing • Family Self-Sufficiency (FSS): FSS is a program that encourages communities to develop local strategies to help families receiving housing assistance obtain employment that will lead to economic independence and self-sufficiency

Table III-13 (continued)

Sponsor	Program Name	Description ^a
Local Government Housing Authorities ^d (continued)	Capital Fund (offered through the HUD Office of Public and Indian Housing) (continued)	<ul style="list-style-type: none"> • Homeownership: A public housing authority may sell all or a portion of a public housing development to eligible residents or resident organizations for the purposes of homeownership provided that a homeownership plan has been provided by the public housing authority to HUD for approval • HOPE VI: The HOPE VI program was created in 1993 to allow for the revitalization of the Nation's most distressed public housing developments by providing flexible grants to address the housing and social service needs of residents. The Choice Neighborhood Initiative was established in 2010 as a successor to the Hope VI program. • Housing Choice Vouchers: See the Section 8: Housing Choice Voucher Program description in the HUD section of this table • Moderate Rehabilitation: The program provides project-based rental assistance for low-income families. The program was repealed in 1991 and no new projects are authorized for development. Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments contract between an owner and a public housing agency • Moving to Work Demonstration (MTW): MTW is a demonstration program that allows housing authorities to design and test ways to give incentives to families to become economically self-sufficient, achieve programmatic efficiencies, reduce costs, and increase housing choice for low-income households <p>The Operating Fund provides housing authorities subsidies to assist in funding the operating and maintenance expenses of their own dwellings in accordance with Section 9 of the U.S. Housing Act of 1937, as amended. The subsidies are used to help maintain services and provide minimum operating reserves.</p>
IndependenceFirst (Private)	WisLoan Operating Fund (offered through the HUD Office of Public and Indian Housing)	<p>Provides loans for a wide variety of residential modifications to improve accessibility for persons with disabilities, including ramps and home accessibility modifications for non-rental units. Individuals applying for a loan must be a Wisconsin resident, at least 18 years old (parents and other relatives can apply on behalf of persons with disabilities under age 18), and have a disability. Applicants can request any amount needed for the modifications, but the loan amount is dependent on ability to repay the loan and availability of loan funds. The loan is administered by IndependenceFirst with oversight by the Wisconsin Department of Health and Family Services. The IndependenceFirst office located in Milwaukee serves Milwaukee, Ozaukee, Washington, and Waukesha Counties.</p>

Note: For most programs, "very-low income" families are defined as those whose annual incomes are at or below 50 percent of the median for the area, adjusted for family size. "Low-income" families are defined as those whose annual incomes are between 50 percent and 80 percent of the median income for the area, adjusted for family size. "Moderate-income" families are defined as those whose annual incomes do not exceed 115 percent of the area median income; however, for HUD's CDBG programs, low to moderate income families are defined as those earning 80 percent or less of the area median income, and for the USDA's Section 515 Rural Rental Housing Loan program, moderate-income families must have incomes not exceeding \$5,500 above the low-income limit.

^aThis table provides a general description of the various housing programs. Details can be found at the websites of the administering agencies.

^bAdministration of Federal Community Development Block Grant (CDBG) programs for housing at the State level was transferred from the Wisconsin Department of Commerce to the Wisconsin Department of Administration in July 2011.

^cThe Milwaukee County HOME Consortium includes Milwaukee County and the Cities of Wauwatosa and West Allis.

Table III-13 (continued)

^dThe Waukesha County HOME Consortium is a four-county governmental body, which includes Washington, Ozaukee, Waukesha, and Jefferson Counties, whose purpose is to advance housing opportunities and programs for households that earn 80 percent or less of the area's median income. Median incomes based on family size are developed annually by HUD (see Table III-14). The area served by the consortium receives an annual funding allocation from HUD.

^eLocal government housing authorities in the Region are listed in Table III-15.

Source: Housing program administrators and SEWRPC.

The USDA administers the Federal government's primary program addressing the need for affordable housing in rural areas of the Country, including rural areas of the Southeastern Wisconsin Region. USDA Rural Development provides loans and grants to develop rural community facilities and affordable housing opportunities for low- and moderate-income households in cities, villages, and towns with a population under 20,000 that are not in an urbanized area. Map III-18 shows areas of the Region where USDA Rural Development programs are available.

Wisconsin Department of Commerce, Division of Housing and Community Development (DHCD)

The DHCD manages numerous Federal and State housing programs that provide assistance to the elderly, persons with disabilities, low- and moderate-income households, and the homeless throughout much of the State, including areas of the Region that are not HUD entitlement jurisdictions or counties. The DHCD manages and administers all HUD funding for non-entitlement jurisdictions that do not get direct funding from HUD and provides technical assistance to non-profit organizations that administer housing programs at the local level. DHCD Housing activities and strategies and Federal funding sources for the 2010-2014 State of Wisconsin consolidated plan are set forth in Table III-1. DHCD functions were transferred to the Wisconsin Department of Administration in July 2011.

Entitlement Jurisdictions

Entitlement jurisdictions, listed under the consolidated plans section of this Chapter, apply for numerous Federal housing programs through the consolidated planning process. Entitlement community housing activities and strategies and their Federal funding sources for the 2010-2014 consolidated plan reporting period are set forth in Table III-1.

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA was created by the Wisconsin Legislature in 1972 as a nonprofit "public benefit corporation" to help meet the housing needs of lower-income households in the State. This purpose has expanded to include providing housing facilities to meet the needs of persons with disabilities and elderly households. The programs are financed through the sale of tax-exempt bonds and receive no State tax support. These programs involve the administration of several Federally funded grants and low income housing tax credits.

Milwaukee County Home Consortium

Milwaukee County administers HOME funds for the County and the Cities of Wauwatosa and West Allis. Housing activities and strategies utilizing HOME funds for the 2010-2014 consolidated plan reporting period for Milwaukee County and the Cities of Wauwatosa and West Allis are set forth in Table III-1. Both Cities independently administer CDBG funding.

The Waukesha County HOME Consortium

The Waukesha County HOME Consortium is a four-county governmental body, which includes Ozaukee, Washington, Waukesha, and Jefferson Counties, whose primary purpose is to advance homeownership opportunities and programs for households earning 80 percent or less of the area's median family income. Income levels are shown in Table III-14. HOME Consortium housing programs using HOME funds are set forth in Table III-1.

Local Government Housing Authorities

Public housing was established by HUD to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. HUD administers Federal aid to local government housing authorities that manage housing for low-income households. HUD also provides technical and professional assistance in planning, developing, and managing the housing. There are about 15,200 households living in public housing units or receiving public housing assistance in the Region. Most of the public housing units and public assistance programs are managed by 13 local government housing authorities, which are listed in Table III-15. The number and type of public housing units and other housing subsidies, such as Section 8 rental vouchers, are inventoried in Chapter X.

Table III-14

**HUD ESTIMATED MEDIAN FAMILY INCOME BY FAMILY SIZE FOR
 THE MILWAUKEE-WAUKESHA-WEST ALLIS METROPOLITAN STATISTICAL
 AREA (MSA), KENOSHA COUNTY, RACINE COUNTY, AND WALWORTH COUNTY: 2009**

Family Size	Median Income	80 Percent of Median Income	50 Percent of Median Income	30 Percent of Median Income
Milwaukee-Waukesha-West Allis MSA^a				
One Person	\$49,500	\$39,600	\$24,750	\$14,850
Two Person	\$56,563	\$45,250	\$28,300	\$16,950
Three Person	\$63,625	\$50,900	\$31,800	\$19,100
Four Person	\$70,700	\$56,550	\$35,350	\$21,200
Five Person	\$76,313	\$61,050	\$38,200	\$22,900
Six Person	\$82,000	\$65,600	\$41,000	\$24,600
Seven Person	\$87,625	\$70,100	\$43,850	\$26,300
Eight Person	\$93,313	\$74,650	\$46,650	\$28,000
Chicago-Naperville-Joliet MSA (Kenosha County)				
One Person	\$49,625	\$39,700	\$24,800	\$14,900
Two Person	\$56,688	\$45,350	\$28,350	\$17,000
Three Person	\$63,813	\$51,050	\$31,900	\$19,150
Four Person	\$70,900	\$56,700	\$35,450	\$21,250
Five Person	\$76,563	\$61,250	\$38,300	\$22,950
Six Person	\$82,188	\$65,750	\$41,100	\$24,650
Seven Person	\$87,875	\$70,300	\$43,950	\$26,350
Eight Person	\$93,563	\$74,850	\$46,800	\$28,050
Racine County				
One Person	\$47,500	\$38,000	\$23,750	\$14,250
Two Person	\$54,313	\$43,450	\$27,150	\$16,300
Three Person	\$61,063	\$48,850	\$30,550	\$18,300
Four Person	\$67,900	\$54,300	\$33,950	\$20,350
Five Person	\$73,313	\$58,650	\$36,650	\$22,000
Six Person	\$78,750	\$63,000	\$39,400	\$23,600
Seven Person	\$84,188	\$67,350	\$42,100	\$25,250
Eight Person	\$89,625	\$71,700	\$44,800	\$26,850
Walworth County				
One Person	\$48,625	\$38,900	\$24,350	\$14,600
Two Person	\$55,625	\$44,500	\$27,800	\$16,700
Three Person	\$62,563	\$50,050	\$31,300	\$18,750
Four Person	\$69,500	\$55,600	\$34,750	\$20,850
Five Person	\$75,063	\$60,050	\$37,550	\$22,500
Six Person	\$80,625	\$64,500	\$40,300	\$24,200
Seven Person	\$86,188	\$68,950	\$43,100	\$25,850
Eight Person	\$91,750	\$73,400	\$45,850	\$27,500

^a Includes Milwaukee, Ozaukee, Washington, and Waukesha Counties.

Source: U.S. Department of Housing and Urban Development (HUD) and SEWRPC.

The local housing authority has several ongoing functions, including: assuring compliance with leases; setting other charges such as security deposits, excess utility consumption, and damages to the unit; performing examinations of each family's income at least once every 12 months; transferring families from one unit to another to correct over- or under-crowding, repair or renovate units, or because of a transfer request; terminate leases when necessary; and maintain developments in a decent, safe, and sanitary condition. Housing authorities may also provide other services such as homeownership opportunities for qualified families, employment training programs, and support programs for the elderly. Programs administered by housing authorities in the Region are briefly described in Table III-13.

Public housing is limited to low-income families and individuals. The local housing authority must determine eligibility based on annual gross income; whether a household qualifies as elderly, a person with a disability, or a family; and U.S. citizenship or eligible immigration status. The housing authority also requires references and may deny admission to any applicant whose habits may be expected to have a detrimental effect on other tenants or a development's environment. Housing authority income limits are developed by HUD, which sets low-income limits at 80 percent of median annual family income by family size for the metropolitan area or county in which the housing authority is located. The very low-income limit is set at 50 percent of the median annual income. Table III-14 lists those limits as of 2009 for the Milwaukee-Waukesha-West Allis Metropolitan Statistical Area, which includes Ozaukee, Milwaukee, Washington, and Waukesha Counties, and Kenosha, Racine, and Walworth Counties.

A family's rent, which is referred to as Total Tenant Payment (TTP), is based on a family's anticipated gross annual income less deductions. Deductions from a family's gross annual income can include \$480 for each dependent, \$400 for an elderly family or person with a disability, and some medical deductions for families headed by an elderly person or a person with a disability. A family's gross income includes anticipated income from all sources received by the family head and spouse, and each additional member of the family 18 years of age or older. The formula used in determining the TTP is the highest of the following: 30 percent of the monthly adjusted income (income minus deductions), 10 percent of monthly income, or a minimum of \$25 to \$50, as determined by the individual housing authority.

Public housing authorities are required to submit a PHA Plan to HUD, which is a comprehensive guide to the authority's policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to PHA plans, the five year plan and the annual plan. Plans are completed and submitted to HUD using the HUD PHA plan template and must be made available to the public. PHA plans include the following components:

- Housing needs
- Statement of financial resources
- PHA policies governing eligibility, selection, and admissions
- Rent determination policies
- Operating and management
- PHA grievance procedures
- Capital improvement needs
- Demolition and disposition
- Designation of public housing
- Conversion of public housing
- Homeownership
- Community service and self-sufficiency
- PHA safety and crime prevention
- Pet policy
- Civil rights certifications
- Fiscal audit
- PHA asset management

Table III-15

LOCAL GOVERNMENT HOUSING AUTHORITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2010

Housing Authority	Contact Information	Program Type
Hartford Community Development Authority	109 N. Main Street, Hartford, WI 53027 Phone: (262) 673-8217	Section 8 Voucher
Slinger Housing Authority	205 Slinger Road, Slinger, WI 53086 Phone: (262) 644-8255	Low-Rent Public Housing
West Bend Housing Authority	475 Meadowbrook Drive, West Bend, WI 53090 Phone: (262) 338-0771	Section 8 Voucher and Low-Rent Public Housing
Walworth County Housing Authority	27 S. Broad Street, Elkhorn, WI 53121 Phone: (262) 723-6123	Section 8 Voucher and Low-Rent Public Housing
Kenosha Housing Authority	625 52 nd Street, Kenosha, WI 53140 Phone: (262) 653-4120	Section 8 Voucher
Kenosha County Housing Authority	19600 75 th Street, P.O. Box 580, Bristol, WI 53104 Phone: (262) 857-1843	- - ^a
South Milwaukee Housing Authority	2906 6 th Avenue, South Milwaukee, WI 53172 Phone: (414) 762-4114	Low-Rent Public Housing
New Berlin Housing Authority	600 Arcadian Drive, Waukesha, WI 53186 Phone: (877) 404-6818	Section 8 Voucher
Waukesha Housing Authority	600 Arcadian Drive, Waukesha, WI 53186 Phone: (877) 404-6818	Section 8 Voucher and Low-Rent Public Housing
Waukesha County Housing Authority	600 Arcadian Drive, Waukesha, WI 53186 Phone: (877) 404-6818	Section 8 Voucher
Housing Authority of the City of Milwaukee	809 N. Broadway, Milwaukee, WI 53202 Phone: (414) 286-5678	Section 8 Voucher and Low-Rent Public Housing
Milwaukee County Housing Authority	2711 W. Wells Street, Milwaukee, WI 53208 Phone: (414) 278-4906	Section 8 Voucher
West Allis Housing Authority	7525 W. Greenfield Avenue, West Allis, WI 53214 Phone: (414) 302-8430	Section 8 Voucher
Racine County Housing Authority	837 S. Main Street, Racine, WI 53403 Phone: (262) 636-3405	Section 8 Voucher and Low-Rent Public Housing

^aThe Kenosha County Housing Authority does not administer a Section 8 Voucher or Low-Rent Public Housing Program.

Source: U.S. Department of Housing and Urban Development and SEWRPC.

- Fund tables
- Certifications
- Attachments
- Supporting documentation
- Five-year plan

Housing Trust Funds

Housing trust funds can be established by local, county, or state governments to support the preservation and production of affordable housing through a dedicated source of public financing. As of 2009, about 600 local government, county, and state housing trust funds had been established across the Country. They have combined to dedicate about \$1.6 billion annually towards addressing affordable housing needs. Locally, housing trust funds have been established by the City of Milwaukee and Milwaukee County. Additional information about housing trust funds, including those established by the City of Milwaukee and Milwaukee County, is provided in Chapter XI.

Neighborhood Stabilization Program (NSP)

The NSP was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment through the purchase and redevelopment of foreclosed and abandoned homes and residential properties. The NSP is a component of the Community Development Block Grant (CDBG) program. The CDBG regulatory structure, including HOME affordability requirements, is used to implement the NSP program. NSP grantees are allowed to develop their own programs and priorities; however, at least 25 percent of the funds appropriated for the purchase and redevelopment of abandoned or foreclosed homes or residential properties must be used to house individuals or families whose income does not exceed 50 percent of the area median income. In addition, all activities funded by NSP must benefit low- and moderate-income persons whose income does not exceed 120 percent of the area median income. Eligible uses for NSP funds include, but are not limited to:

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties
- Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed
- Establish land banks for foreclosed homes
- Demolish blighted structures
- Redevelop demolished or vacant properties

NSP funds can also be used to help homebuyers purchase homes; however, the homebuyer must contact an NSP grantee directly for application details. Homebuyer program requirements may differ from one grantee (state or city) to another. Grantees in the Southeastern Wisconsin Region include the State of Wisconsin and the City of Milwaukee.

NSP1

NSP1, which refers to NSP funds authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, provides grants to states and selected local governments on a formula basis designed to stabilize communities most impacted by foreclosures. Under NSP1, HUD allocated \$3.92 billion to 55 states and territories and 254 local governments, including \$38,779,123 to the State of Wisconsin and \$9,197,465 to the City of Milwaukee. Grantees were selected on the basis of statutory objectives and a greatest need formula developed by HUD. Each of the 50 states and Puerto Rico received a minimum award of \$19,600,000. Other grantees received district awards based on greatest need factors with a minimum award of about \$2,000,000. Greatest need factors include a high rate of foreclosures, subprime mortgages, and abandoned homes. The City of Milwaukee was classified as having a high abandonment risk by HUD. Grantees have 18 months from the date HUD signed their grant agreements to obligate the funds and four years to expend allocations. Grantees are expected to have contracts signed or, at a minimum, make written offers for properties within 18 months.

NSP2

NSP2, which refers to NSP funds authorized under the American Recovery and Reinvestment Act (ARRA) of 2009, provided \$1.93 billion in grants to states, local governments, and nonprofits or a consortium of nonprofits on a competitive basis to assist in the redevelopment of abandoned and foreclosed homes. Program objectives and eligible uses did not change from those of NSP1; however, the allocation process and program requirements did change. The minimum grant award is \$5,000,000 to redevelop a minimum of 100 abandoned or foreclosed housing units. The grant must be spent within three years, with 50 percent spent in two years. The allocation of funds was based on six factors, including:

- The need or extent of the abandonment or foreclosure problem in the target area
- Demonstrated capacity of the applicant and its staff to meet program objectives
- Soundness of the applicant's proposed use of funds
- Ability of applicant to leverage the funds and the amount of abandoned or foreclosed housing units that will be acquired, rehabilitated, or demolished
- Energy efficiency and sustainable development practices
- Consistency of proposed activities with comprehensive, regional, or multi-jurisdictional plans and amount of economic opportunity created.

NSP-TA

NSP-TA, which refers to NSP funds authorized under ARRA, provided \$50,000,000 to national and local technical assistance providers to support NSP grantees. Eligible applicants include states, local governments, non-profit entities, for-profit entities, and a consortium of organizations (one organization must be designated as lead applicant for a consortium). Awards are based on the applicant's experience in undertaking eligible technical assistance activities, the ability to manage and expend the requested level of funds within a three year period, and leveraging resources by using existing materials and limiting duplicative efforts. Minimum awards are \$750,000 for national applicants and \$500,000 for local applicants. Eligible national technical assistance activities include the development of written products, on-line materials, and training courses, as well as the delivery of direct technical assistance services. Local TA applicants are limited to the development of needs assistance and the delivery of direct technical assistance services. Eligible activities must also address HUD technical assistance priorities, including:

- Designing and implementing NSP activities
- Building capacity to address abandonment and foreclosure problems
- Developing strategies to serve low-income households
- Adopting green development principles
- Improving performance and reporting techniques on NSP activities
- Developing and delivering Disaster Recovery Grant Reporting system training.

City of Milwaukee NSP1 Amendment to the 2008 Annual Action Plan

The City of Milwaukee was awarded \$9,200,000 in NSP1 funding through the Housing and Recovery Act of 2008 to address the issue of abandoned and foreclosed properties in the City. The City used the funds in a coordinated effort to approach the issue of foreclosures by addressing abandoned and foreclosed properties as well as assisting homeowners in danger of foreclosure, and establishing a framework to address the root causes of foreclosures with the goal of preventing similar problems in the future.

The 2008 Action Plan Amendment recognized that foreclosures were on the rise in the City. Foreclosure filings increased by 35 percent in the first nine months of 2008 over the same time period in 2007. The plan notes that as of 2008 there were 1,619 bank owned properties and 138 City owned foreclosed properties in the City, with an additional 4,000 open foreclosure filings likely to result in vacant and abandoned properties. The plan also recognized that many of the foreclosures resulted from a disproportionate amount of subprime lending activity, include refinancing loans, and other predatory lending practices in low-income and minority communities in the City prior to 2008. These practices have resulted in long-time homeowners losing their homes, which has been a destabilizing force in City neighborhoods, and has also led to an increase in tenant evictions related to foreclosures.

The use of NSP1 funding was designed to utilize a number of different strategies to address the issues identified. Plan activities include homeownership promotion, affordable housing promotion, blight elimination, and improvement of City neighborhoods and include roles for City government, residents, non-profits, developers, lenders, and the real estate community. Table III-16 describes the activities proposed in the amendment. The amendment also recognizes other initiatives already underway that complement the Neighborhood Stabilization Program efforts. The Strategies to Overcome Predatory Practices (STOPP) was introduced by the Metropolitan Milwaukee Fair Housing Council in 2002 to raise awareness of predatory and subprime lending activity and to provide consumer education, and the Milwaukee Foreclosure Partnership Initiative (MFPI) was launched in 2008 as a coordinated effort between lenders, real estate professionals, government representatives, and community stakeholders to address abandonment, foreclosure prevention, and foreclosure intervention.

City of Milwaukee Proposed Plan for Federal Funding for the Neighborhood Stabilization Program 2 (NSP2)

The City of Milwaukee was awarded \$25,000,000 in NSP2 funding in January 2010, which was made available under the American Reinvestment and Recovery Act (ARRA) of 2009. The funding was awarded to help address abandoned properties and foreclosures in the area approximately bounded by Mill Road, 51st Street, Richards Street, and Lincoln Avenue. The activities included in the NSP2 grant application are the same as those undertaken with NSP1 funding, with the addition of a Leveraged Loan Fund activity (see Table III-16 for a summary of activities). The Leveraged Loan Fund activity would be used to leverage other financing programs offered by third party capital providers to provide financing for the purchase and/or rehabilitation of foreclosed properties. This activity would complement the other activities included in the City's application for NSP2 funding. The Milwaukee chapter of Habitat for Humanity was awarded \$11,000,000 in NSP2 funds.

Additional NSP funding (NSP3) was awarded to the City of Milwaukee in September 2010 to continue to address foreclosures in the City. Information about the NSP3 program is included in Part 3 of Chapter IV.

State of Wisconsin NSP1 Amendment to the 2008 Annual Action Plan

The State of Wisconsin was awarded \$38,779,123 in NSP1 funding through the Housing and Recovery Act of 2008 to address the issue of abandoned and foreclosed properties in the State. The Department of Commerce proposed to allocate NSP funds through the WHEDA Foreclosed Home Purchase Program, CDBG entitlement jurisdictions that did not receive a direct allocation from HUD, Statewide regional allocations, and incentive allocations. The distribution of funds for CDBG entitlement jurisdictions, Statewide regional allocations, and incentive allocations was based on a request for proposal (RFP) process. The applications received by the Department of Commerce were rated based on several criteria including targeting areas of greatest need, prior experience and capacity of the applicant to perform the approved activities, evidence of application coordination and partnerships between entities submitting the application, ability to leverage other resources, relations to area revitalization, coordination with comprehensive plans, ability to meet or exceed requirements for benefiting very low-income households, and ability to achieve the creation of long term affordable housing. Table III-17 describes the approved activities set forth in the amendment.

Additional Programs Authorized Under the American Recovery and Reinvestment Act (ARRA) of 2009

The ARRA includes \$13.61 billion for projects and programs administered by HUD. Nearly 75 percent of the funding was allocated to State and local government recipients in February 2009. The remaining 25 percent of the funds will be awarded on a competitive basis. ARRA investments in HUD programs are intended to generate jobs, modernize homes to increase energy efficiency, and help communities most impacted by the economic downturn. Table III-18 describes the programs.

Federal Interagency Partnership on Sustainable Communities

The U.S. Department of Transportation (USDOT) and U.S. Environmental Protection Agency (EPA) have announced a partnership with HUD to coordinate Federal transportation, environmental protection, and housing investments. This effort will work to identify strategies that:

Table III-16

ACTIVITIES PROPOSED IN THE CITY OF MILWAUKEE NEIGHBORHOOD STABILIZATION PROGRAM AMENDMENT TO THE 2008 ANNUAL ACTION PLAN

Activity	Description
Homebuyer Assistance	<p>The activity will provide second mortgage financing to owner occupant purchasers of foreclosed homes. Families earning less than 120 percent of the average median income (AMI) will be eligible for a second mortgage for up to 20 percent of the purchase price of a foreclosed home. The financing is intended to serve as an incentive to purchase vacant and abandoned homes for owner occupancy by effectively eliminating the need for private mortgage insurance to increase affordability for low-income homeowners.</p>
Rental Rehabilitation	<p>The activity will provide resources for the rehabilitation of vacant foreclosed properties by private landlords for the purpose of providing affordable rental opportunities.^a The activity will generally assist neighborhood landlords with a good Department of Neighborhood Services record in developing a small number of properties within targeted areas. Properties purchased under the program must have a discount of at least 15 percent from the current appraised value.</p>
Rental Development of Affordable Housing – Large Projects	<p>The activity will complement the Rental Rehabilitation activity to create high quality affordable rental housing for low-income families, but will involve the large scale acquisition of housing units through bulk purchase of abandoned and foreclosed properties for this purpose (single transactions of 25 to 100 units). Properties purchased under the program must have an average discount of 15 percent from the current appraised value. The City will identify a pool of neighborhoods for program implementation using the targeting criteria developed for the NSP.</p>
Buy in Your Neighborhood (BIYN)	<p>The activity will provide financial assistance to homeowners to buy a foreclosed property within three blocks of their home with the intent of renting the property. The concept is that a property owned by a neighborhood resident is likely to be well managed and maintained because the owner has a vested interest in the neighborhood. The BIYN activity offers second mortgages of up to 20 percent of the purchase price, making it easier to purchase abandoned or foreclosed properties for use as rental properties. The minimum affordability structure outlined under the Rental Rehabilitation activity applies to this activity.</p>
Acquisition, Rehab, and Resale Program	<p>The activity will involve the purchase and redevelopment of vacant foreclosed properties by private developers or by a City affiliated entity such as the Redevelopment Authority or Housing Authority for resale as affordable homeownership opportunities. Properties purchased under the program must have an average discount of 5 to 15 percent under the appraised value.</p>
Demolition	<p>NSP funds will be used to demolish approximately 75 structures representing the properties most severely blighted and detrimental to neighborhood stability. The cost of these demolitions will be placed as a lien on the property. The City estimates that 50 percent of the cost may be recouped and reused for similar NSP activities. The activity may include a “deconstruction” component in an effort to promote economic opportunities and workforce development skills as well as reduce landfill waste. The homes would be hand dismantled and sorted, creating the potential to divert 85 percent of the materials from a landfill. The City would partner with local job training programs to create employment for Milwaukee residents.</p>
Vacant Land Initiative	<p>The activity will involve the reuse of vacant land resulting from the demolition of abandoned, foreclosed, and blighted structures. Gap financing will be provided for the development of affordable housing on the site for individuals or families earning 120 percent or less of the AMI. Resources will be provided to redevelop sites that are not suitable for affordable housing development to be redeveloped for uses that benefit residents and neighborhoods within the City. The minimum affordability structure outlined under the Rental Rehabilitation activity applies to this activity.</p>

Table III-16 (continued)

Activity	Description
Land Bank	<p>The activity will be targeted to neighborhoods of greatest need and the primary interim and long term use of properties will be for high quality affordable housing to benefit families earning 120 percent or less of the AMI. The City will create an LLC that will be controlled by its housing and/or redevelopment authority, which will acquire significant blocks of property for use as affordable housing. This activity will be used to:</p> <ul style="list-style-type: none"> • Acquire nuisance properties where swift action is necessary because the property is having a significant negative impact on the neighborhood. • Make necessary improvements to problem/nuisance properties the City doesn't own and cannot obtain cooperation from the owner to address. A lien will be placed on the property for the full cost of these services. • Bulk purchase of properties at a significantly discounted rate if the purchase is consistent with the redevelopment strategy for the neighborhood.

^a *The period of affordability must be 5 years if the amount of assistance is \$15,000 or less, 10 years if the amount of assistance is \$15,001 to \$40,000, and 15 years if the amount of assistance is greater than \$40,000.*

Source: City of Milwaukee and SEWRPC.

- Provide more transportation choices by developing safe, reliable, and economical transportation options intended to decrease household transportation costs; reduce the Nation's dependence on foreign oil, improve air quality, and reduce greenhouse gas emissions; and promote public health.
- Promote equitable and affordable housing by expanding location-efficient and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- Enhance economic competitiveness through reliable and timely access to employment centers, educational opportunities, and services and other basic needs of workers as well as expanded business access to markets.
- Support existing communities by targeting Federal funding through strategies such as transit oriented development (TOD), mixed use development, and redevelopment of underutilized land to increase community revitalization, improve the efficiency of public works investments, and preserve rural landscapes.
- Coordinate Federal policies and leverage investment to remove barriers to collaboration and increase the accountability and effectiveness of all levels of government to plan for future growth, including smart energy choices such as locally generated renewable energy.
- Enhance the unique characteristics of urban, rural, and suburban neighborhoods and communities by investing in healthy, safe, and walkable neighborhood improvements.

Specific actions that will be undertaken through the partnership have not been announced; however, the three Federal agencies are working to identify areas of potential coordination, barriers in Federal policy to creating sustainable communities, and opportunities to support the partnership in existing and future programs. The following areas for partnership between the agencies were identified:

- Enhance integrated planning and investment: The partnership will seek to integrate housing, transportation, water infrastructure, and land use planning and investment. The Federal agencies are proposing to make planning grants available in metropolitan areas and create mechanisms to ensure local governments participate in the metropolitan planning process.
- Provide a vision for sustainable growth: This effort is intended to help communities develop a vision for sustainable growth and apply Federal transportation, water infrastructure, housing, and other investments in an integrated approach that reduces dependence on foreign oil, reduces greenhouse gas emissions, protects air and water quality, and improves quality of life. Coordinating planning efforts in housing, transportation, and air and water quality is intended to make more effective use of Federal housing and transportation funds.
- Redefine housing affordability and make it transparent: The partnership is proposing to develop Federal housing affordability measures that include housing and transportation costs and other expenses that are affected by housing location choices. Federal definitions of housing affordability do not recognize rising transportation costs, now approaching the cost of housing for many households, on homeowners and renters who live in areas isolated from work opportunities and transportation choices. The partnership proposes to redefine affordability to reflect transportation costs, improve the consideration of utility costs, and provide consumers with enhanced information to help make informed housing decisions.
- Redevelop underutilized sites: The partnership is proposing to achieve critical environmental justice goals and other environmental goals by targeting development to locations that already have infrastructure and offer public transportation choices. Environmental justice is a particular concern in

Table III-17

**APPROVED ACTIVITIES PROPOSED IN THE STATE OF WISCONSIN
 NEIGHBORHOOD STABILIZATION PROGRAM AMENDMENT TO THE 2008 ANNUAL ACTION PLAN^a**

Activity	Description
Foreclosed Home Purchase Program	<p>WHEDA is establishing this program, which is designed to assist in the purchase and rehabilitation of foreclosed or abandoned single-family homes by qualified homebuyers who will own and occupy the homes. WHEDA will use funds to provide a housing cost reduction to households earning less than 120 percent of the area median income (AMI), with at least 30 percent of the funds benefiting households that earn 50 percent or less of the AMI. All borrowers must complete a minimum of eight hours of pre-purchase homebuyer education. The program is proposed to be available in parts of the State determined to have the greatest need, which includes the Cities of Kenosha, Milwaukee, and Racine in Southeastern Wisconsin.</p>
Acquisition, Rehab, and Resale of Foreclosed or Abandoned Homes	<p>The Department of Commerce anticipates that about one third of the funds awarded through the RFP process will be directed towards this activity, primarily for expanding affordable homeownership opportunities. The Department anticipates that about 20 percent of the funds will benefit households earning 50 percent or less of the AMI. Properties acquired under this program must have a purchase discount of at least 1 percent under the appraised value. Each homebuyer must complete a minimum of eight hours of homebuyer education.</p>
Acquisition, Rehab, and Rental of Foreclosed or Abandoned Homes	<p>The Department of Commerce anticipates that about one third of the funds awarded through the RFP process will be directed towards this activity, primarily for expanding affordable housing opportunities. The Department anticipates that about 70 percent of the funds will benefit households earning 50 percent or less of the AMI. Properties acquired under this program must have a purchase discount of at least 1 percent under the appraised value.</p>
Landbanking	<p>The Department of Commerce will attempt to establish local land banks to address foreclosed homes in targeted neighborhoods in the State with a large number of households earning less than 120 percent of the AMI. The land banks will acquire and/or dispose of foreclosed properties by holding and maintaining the home in its portfolio for future redevelopment, demolishing the home if it is blighted and maintain the property in its portfolio, selling a cleared site to a developer for redevelopment, or rehabilitate the home and either sell it to an eligible homebuyer or to a local partner as rental property. The location of land banks will be determined through the RFP process and identification of areas of greatest need.</p>
Demolition of Blighted Structures	<p>Priority for demolition of blighted structures will be given to tax reverted properties owned by local governments or properties under control of a land bank. Privately owned properties will also be considered for the program. Eligible activities under the program include deconstruction and demolition; clearance, removal, and disposal of materials; and site restoration including grading, seeding, and curb replacement. The RFP and identification of areas of greatest need process will be used.</p>
Redevelopment	<p>This program will involve the reuse of vacant properties, including vacant structures and properties with demolished structures. Commercial, single-family, and multi-family vacant structures will be included in the program. Properties may be redeveloped for public facility, rental, or homeownership uses. Gap financing will be provided for new construction or conversion to housing that is affordable to families earning less than 120 percent of the AMI. Proposals will be evaluated based on economic feasibility, the amount of the gap in project financing, the timeline for completion, and evidence of additional committed funding sources necessary to undertake the project. The RFP and identification of areas of greatest need process will be used.</p>

Table III-17 (continued)

^a Activities require a period of affordability of five years if the amount of assistance is \$15,000 or less, 10 years if the amount of assistance is \$15,001 to \$40,000, 15 years if the amount of assistance is greater than \$40,000, and 20 years if new construction is involved.

Source: Wisconsin Department of Commerce and SEWRPC.

Table III-18

ADDITIONAL HOUSING PROGRAMS AUTHORIZED UNDER THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009

Activity	Description
<p>Green Retrofit Program for Multi-Family Housing</p>	<p>Grants and loans were made available through HUD's Office of Affordable Housing Preservation (OAHP) for eligible property owners to make energy and green retrofit investments in their property(s), to ensure the maintenance and preservation of the property, the continued operation and maintenance of energy efficiency technologies, and the timely expenditure of funds. Physical and financial analyses of the properties were conducted to determine the size of each grant and loan. Incentives were made available to participating owners. The terms of grants or loans include continued affordability agreements. Grants and loan funds must be spent by the receiving property owner within two years. Applications have been submitted for four properties within the Region in addition to two statewide applications.</p>
<p>Public Housing Capital Fund (Competitive)</p>	<p>Funds were awarded on a competitive basis for priority investments, including investments that leverage private sector funding or financing for renovations and energy conservation. Public housing authorities must give priority to capital projects that can award contracts based on bids within 120 days from the date the funds are made available to the public housing authority. Housing authorities should prioritize capital projects that are already underway or in the planning process. These funds should be used to supplement expenditures from other Federal, State, or local sources or funds independently generated by the grantee. Housing authorities should obligate 100 percent of the funds within one year of the date on which they became available, should expend 60 percent of the funds within two years, and should expend 100 percent of the funds within three years. Capital funds cannot be used for operations or rent assistance.</p>
<p>Community Development Block Grants</p>	<p>The ARRA provided for additional CDBG-R funds to enable local governments to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing, and create economic opportunities for persons of low and moderate income. The recipients must give priority to projects that can award contracts on bids within 120 days of the grant agreement. Allocations were made on a formula basis to all of the entitlement communities in the Region that received CDBG funds in 2008.</p>
<p>Homelessness Prevention and Rapid Re-Housing Program</p>	<p>The program provides financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The funds provide for a variety of short-term or medium-term assistance and housing relocation and stabilization services, including: mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management. At least 60 percent of the funds must be spent by the grantee within two years and all of the funds must be spent within three years. Grantees in the Region include the State of Wisconsin; Milwaukee County; and the Cities of Milwaukee, Racine, and West Allis.</p>
<p>Public Housing Capital Fund (Formula)</p>	<p>The program provides funds for the modernization and development of public housing. The funds cannot be used for operations or rental assistance. Priority should be given to projects that can award contracts based on bids within 120 days from the date the funds were made available. Consideration should be given to the rehabilitation of vacant rental units and capital projects that are already underway or are in the planning process. The funds are a supplement to other Federal, State, and local sources or funds independently generated by the grantee. Housing authorities should obligate 100 percent of the funds within one year of the date on which they became available, should expend 60 percent of the funds within two years, and should expend 100 percent of the funds within three years. Grantees in the Region include the Milwaukee, Racine County, Slinger, South Milwaukee, Waukesha, and West Bend Housing Authorities.</p>

Table III-18 (continued)

Activity	Description
<p>Tax Credit Assistance Program (TCAP)</p> <p>Lead Hazard Reduction/Healthy Homes</p>	<p>The TCAP program provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects via a formula based allocation to state housing credit agencies. The housing credit agencies in each state should distribute these funds competitively and according to their qualified allocation plan. Projects awarded low income housing tax credits in fiscal years 2007, 2008, and 2009 are eligible for funding, but housing credit agencies must give priority to projects that are expected to be completed by February 2012. Housing credit agencies must commit 75 percent of the funds by February 2010, expend 75 percent of the funds by February 2011, and expend 100 percent of the funds by February 2012. The 52 state housing credit agencies (including those in the District of Columbia and Puerto Rico) are the only eligible applicants. WHEDA is the housing credit agency in Wisconsin.</p> <p>Grantees in the Region include the City of Milwaukee, Kenosha County, and the State of Wisconsin. The program has four components, including:</p> <ul style="list-style-type: none"> • The Lead-Based Hazard Control Grant Program, which assists States, Native American Tribes, counties, and local governments in undertaking comprehensive programs to identify and control lead-based hazards in eligible privately owned rental or owner-occupied housing. • The Lead Hazard Reduction Demonstration Grant Program, which assists urban jurisdictions with the greatest lead-based paint hazard control needs undertaking programs for the identification and control of lead-based paint hazards in eligible privately owned rental and owner-occupied housing units. • The Healthy Homes Demonstration Grant Program, which develops, demonstrates, and promotes cost effective preventative measures to correct multiple residential safety and health hazards that may cause serious diseases and injuries in children and other sensitive subgroups such as the elderly, with a particular focus on low-income households. The program is committed to supporting HUD's goal of strengthening communities by addressing housing conditions that threaten health. • The Healthy Homes Technical Studies Grant Program, which works to gain knowledge to improve the efficiency and cost-effectiveness of methods of evaluation and control of lead-based paint and other housing-related health and safety hazards. This supports HUD's goal to strengthen communities and the associated policy priority to improve communities by improving the environmental health and safety of families living in public and privately owned housing. <p>Program funds were used to fund contract renewals under the Section 8 Program for project based subsidies (the subsidy is committed to the assisted units of a particular property for contractually determined period). There were 124 contracts funded in the State of Wisconsin.</p>
<p>Project-Based Rental Assistance</p>	<p>Program funds were used to fund contract renewals under the Section 8 Program for project based subsidies (the subsidy is committed to the assisted units of a particular property for contractually determined period). There were 124 contracts funded in the State of Wisconsin.</p>

Source: U.S. Department of Housing and Urban Development and SEWRPC.

areas where disinvestment and past uses, such as industrial uses, caused pollution and a legacy of contaminated or abandoned sites (brownfield redevelopment is addressed in Chapter XI).

- **Develop livability measures and tools:** The partnership is proposing to research, evaluate, and recommend measures that indicate the livability of neighborhoods, communities, and metropolitan areas. These measures could be adopted in subsequent integrated planning efforts to benchmark existing conditions, measure progress toward achieving community visions, and increase accountability at all levels of the planning process. The Federal agencies will help communities attain livability goals by developing and providing analytical tools to evaluate progress as well as State and local government technical assistance programs to remove barriers to coordinated housing, transportation, and environmental protection investments. The partnership will develop incentives to encourage local governments to implement, use, and publicize the livability measures.
- **Align HUD, USDOT, and EPA programs:** The Federal agencies are proposing to assure that their programs maximize the benefits of their combined community investments for livability, affordability, environmental excellence, and the promotion of green jobs of the future. HUD and USDOT will work together to identify opportunities to coordinate their programs and encourage location efficiency in housing and transportation choices. HUD, USDOT, and EPA will also share information and review processes to facilitate better-informed decisions and coordinate investments.
- **Undertake joint research, data collection, and outreach:** The Federal agencies propose to engage in joint research, data collection, and outreach efforts with stakeholders to develop information platforms and analytic tools. These could be used to track housing and transportation options and expenditures, establish standardized and efficient performance measures, and identify best practices.













SUMMARY

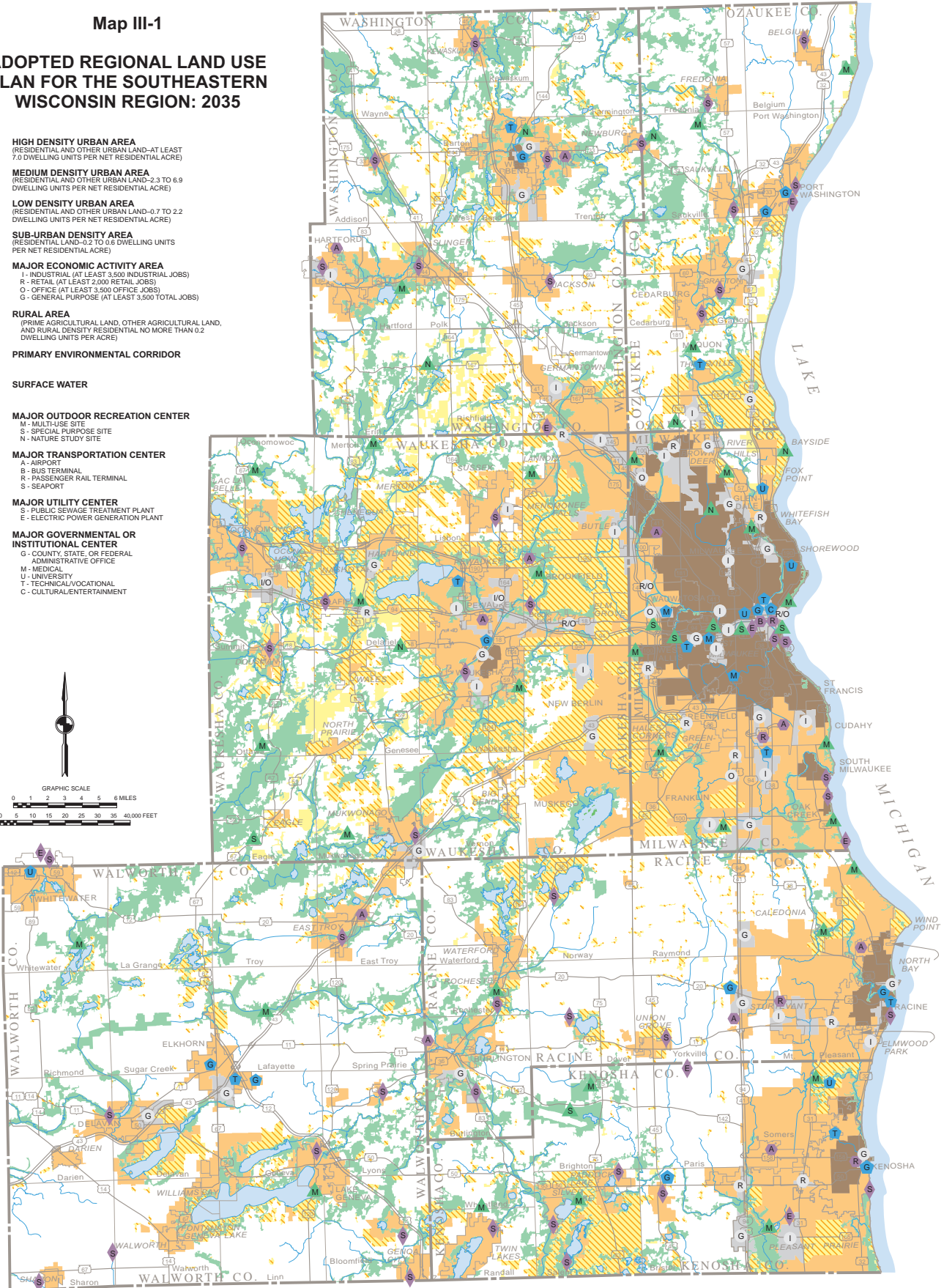
This Chapter includes an inventory and review of the plans and programs related to housing in the Region. The plans reviewed include local government consolidated plans, which are intended to identify how HUD Community Development Funds will be used by local, county, and State governments to address issues such as affordable housing, homelessness, and fair housing, and 10 year plans to end homelessness prepared by the three continuums of care (CoC) in the Region. Regionwide plans with recommendations that relate to housing and the links between affordable housing and job opportunities are also reviewed. These include the SEWRPC 2035 regional land use and transportation system plans. The 1975 Regional Housing Plan for Southeastern Wisconsin was reviewed to identify past housing recommendations that may be appropriate to carry forward into the new plan.

The programs related to housing reviewed in this Chapter include those government programs that have the potential for increasing the availability of lower-cost housing and rehabilitation in the Region. Federal, State, and local housing administrators and their housing program activities, resources, and eligible applicants and target populations are identified and the role and responsibilities of local government housing authorities in the Region are reviewed. Housing programs authorized under the Housing and Economic Recovery Act of 2008 and the American Recovery and Reinvestment Act (ARRA) of 2009 to address abandoned and foreclosed properties are also reviewed. In addition, activities proposed by the Federal Interagency Partnership on Sustainable Communities between HUD, USDOT, and EPA are summarized in this Chapter.

Map III-1

ADOPTED REGIONAL LAND USE PLAN FOR THE SOUTHEASTERN WISCONSIN REGION: 2035




-  **HIGH DENSITY URBAN AREA**
(RESIDENTIAL AND OTHER URBAN LAND-AT LEAST 7.0 DWELLING UNITS PER NET RESIDENTIAL ACRE)
-  **MEDIUM DENSITY URBAN AREA**
(RESIDENTIAL AND OTHER URBAN LAND-2.3 TO 6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
-  **LOW DENSITY URBAN AREA**
(RESIDENTIAL AND OTHER URBAN LAND-0.7 TO 2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
-  **SUB-URBAN DENSITY AREA**
(RESIDENTIAL LAND-0.2 TO 0.6 DWELLING UNITS PER NET RESIDENTIAL ACRE)
-  **MAJOR ECONOMIC ACTIVITY AREA**
I - INDUSTRIAL (AT LEAST 3,500 INDUSTRIAL JOBS)
R - RETAIL (AT LEAST 2,000 RETAIL JOBS)
O - OFFICE (AT LEAST 3,500 OFFICE JOBS)
G - GENERAL PURPOSE (AT LEAST 3,500 TOTAL JOBS)
-  **RURAL AREA**
(PRIME AGRICULTURAL LAND, OTHER AGRICULTURAL LAND, AND RURAL DENSITY RESIDENTIAL NO MORE THAN 0.2 DWELLING UNITS PER ACRE)
-  **PRIMARY ENVIRONMENTAL CORRIDOR**
-  **SURFACE WATER**
-  **MAJOR OUTDOOR RECREATION CENTER**
M - MULTI-USE SITE
S - SPECIAL PURPOSE SITE
N - NATURE STUDY SITE
-  **MAJOR TRANSPORTATION CENTER**
A - AIRPORT
B - BUS TERMINAL
R - PASSENGER RAIL TERMINAL
S - SEAPORT
-  **MAJOR UTILITY CENTER**
S - PUBLIC SEWAGE TREATMENT PLANT
E - ELECTRIC POWER GENERATION PLANT
-  **MAJOR GOVERNMENTAL OR INSTITUTIONAL CENTER**
G - COUNTY, STATE, OR FEDERAL ADMINISTRATIVE OFFICE
M - MEDICAL
U - UNIVERSITY
T - TECHNICAL/VOCATIONAL
C - CULTURAL/ENTERTAINMENT

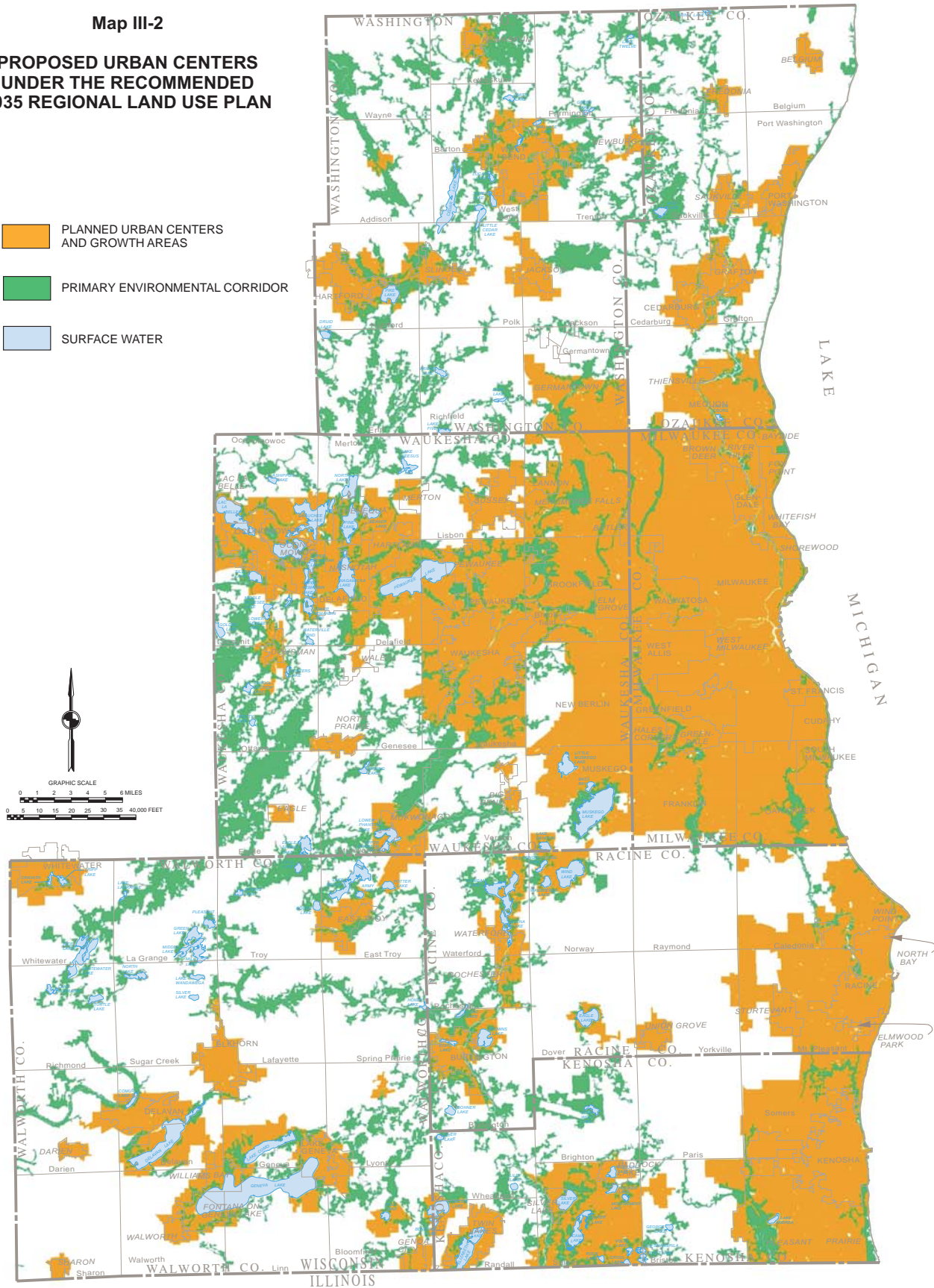


Source: SEWRPC.

Map III-2

**PROPOSED URBAN CENTERS
UNDER THE RECOMMENDED
2035 REGIONAL LAND USE PLAN**




-  PLANNED URBAN CENTERS AND GROWTH AREAS
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SURFACE WATER

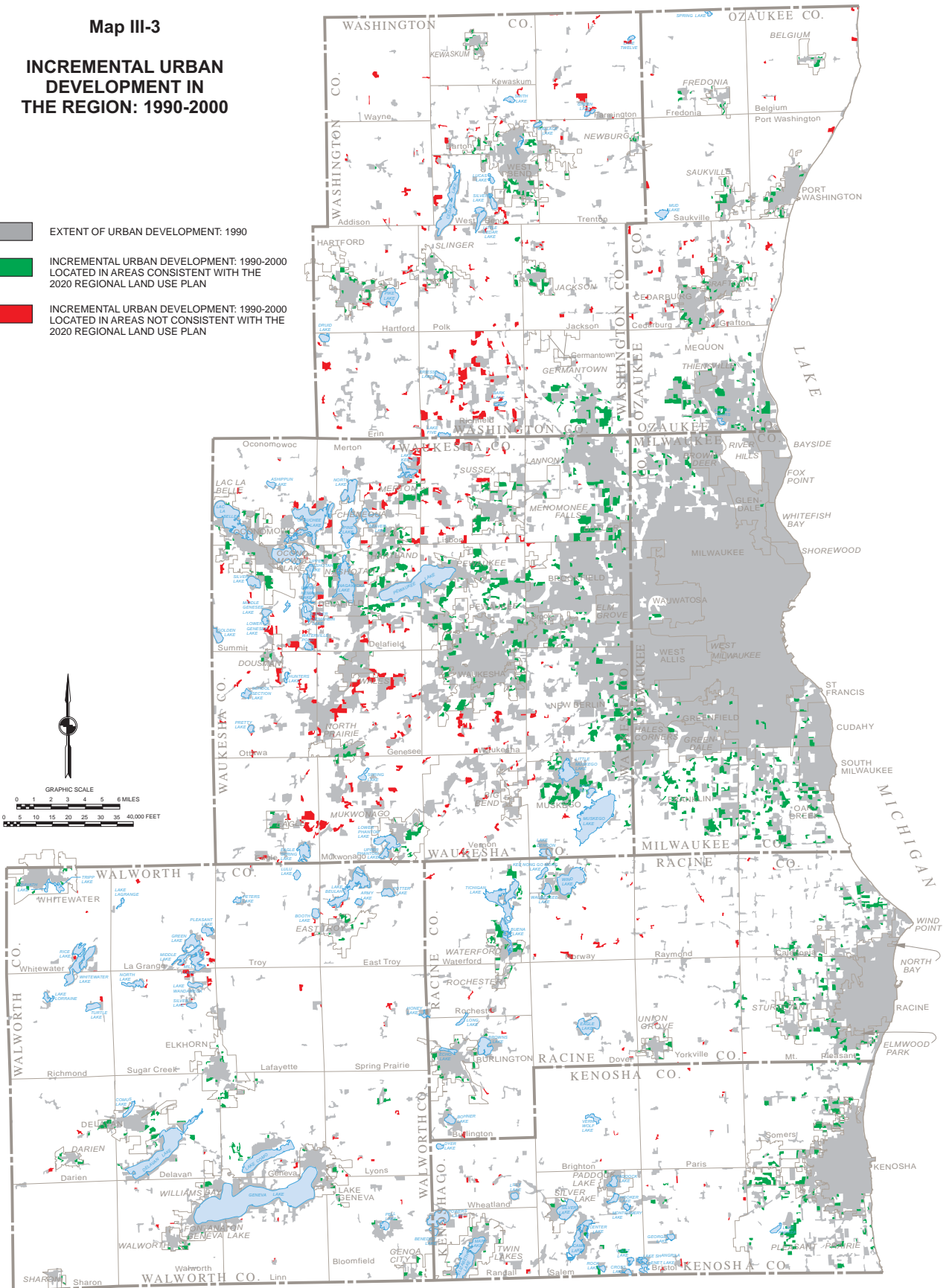
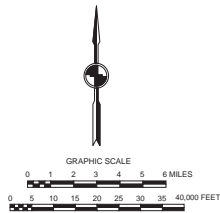


Source: SEWRPC.

Map III-3

INCREMENTAL URBAN DEVELOPMENT IN THE REGION: 1990-2000

-  EXTENT OF URBAN DEVELOPMENT: 1990
-  INCREMENTAL URBAN DEVELOPMENT: 1990-2000 LOCATED IN AREAS CONSISTENT WITH THE 2020 REGIONAL LAND USE PLAN
-  INCREMENTAL URBAN DEVELOPMENT: 1990-2000 LOCATED IN AREAS NOT CONSISTENT WITH THE 2020 REGIONAL LAND USE PLAN



Source: SEWRPC.

Map III-4

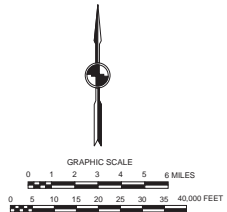
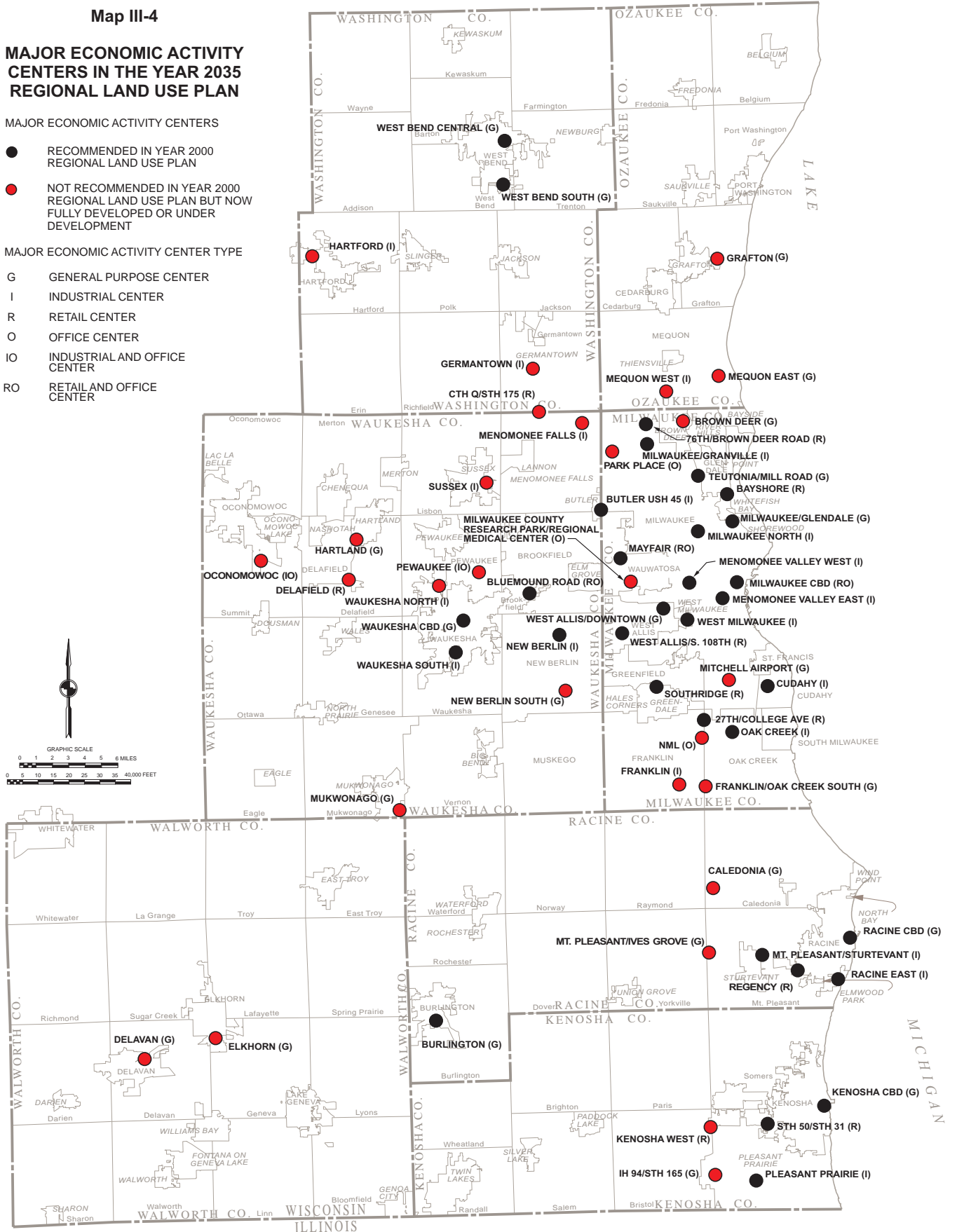
**MAJOR ECONOMIC ACTIVITY CENTERS IN THE YEAR 2035
REGIONAL LAND USE PLAN**

MAJOR ECONOMIC ACTIVITY CENTERS

- RECOMMENDED IN YEAR 2000 REGIONAL LAND USE PLAN
- NOT RECOMMENDED IN YEAR 2000 REGIONAL LAND USE PLAN BUT NOW FULLY DEVELOPED OR UNDER DEVELOPMENT

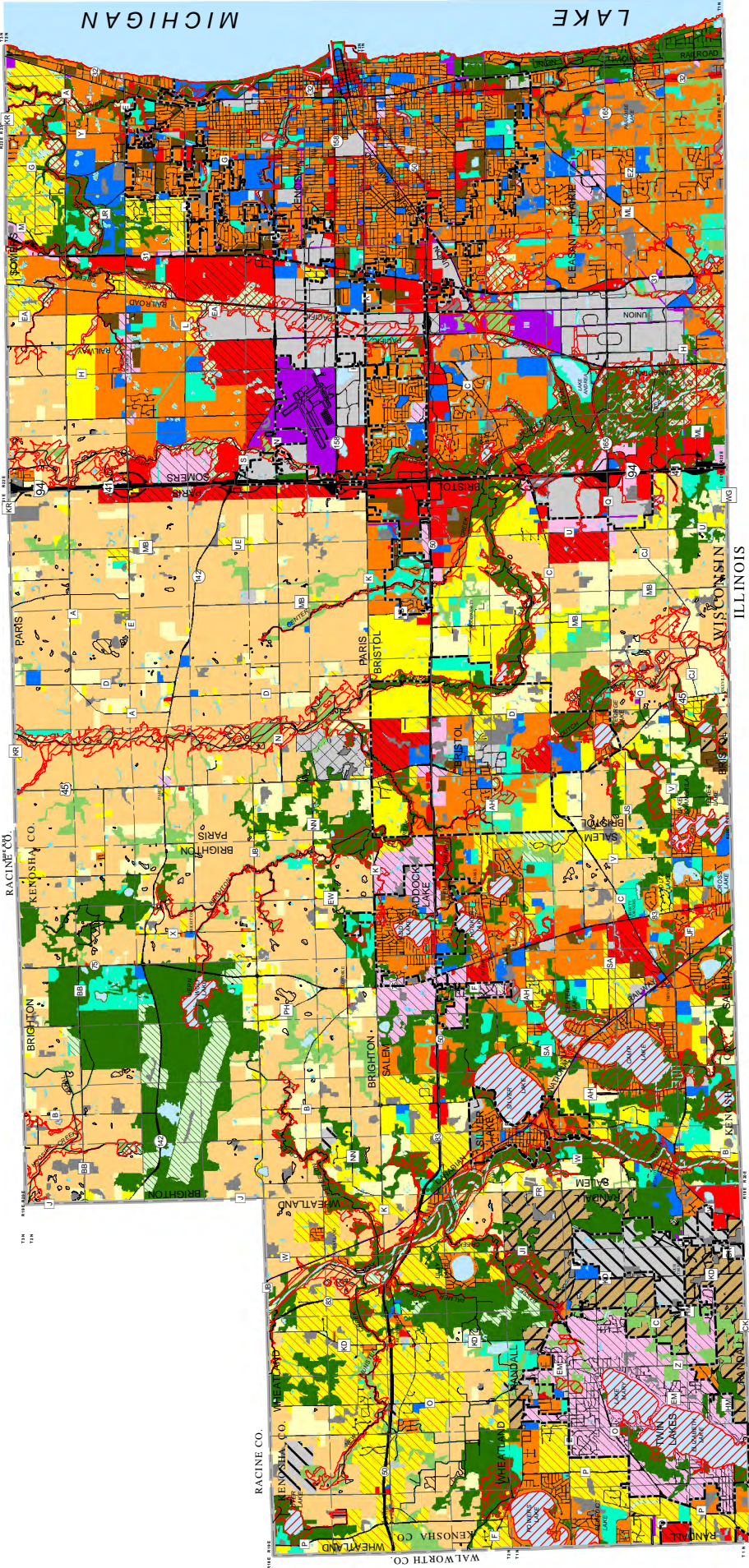
MAJOR ECONOMIC ACTIVITY CENTER TYPE

- G GENERAL PURPOSE CENTER
- I INDUSTRIAL CENTER
- R RETAIL CENTER
- O OFFICE CENTER
- IO INDUSTRIAL AND OFFICE CENTER
- RO RETAIL AND OFFICE CENTER



Source: SEWRPC.

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

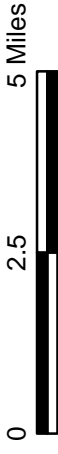
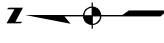


- SURFACE WATER
- FARMED WETLAND (OVERLAY)
- 100-YEAR FLOODPLAIN (OVERLAY)

- GOVERNMENTAL AND INSTITUTIONAL
- PARK AND RECREATIONAL
- STREET AND HIGHWAY RIGHT-OF-WAY
- OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
- EXTRACTIVE
- LANDFILL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER CONSERVANCY LAND TO BE PRESERVED
- NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED

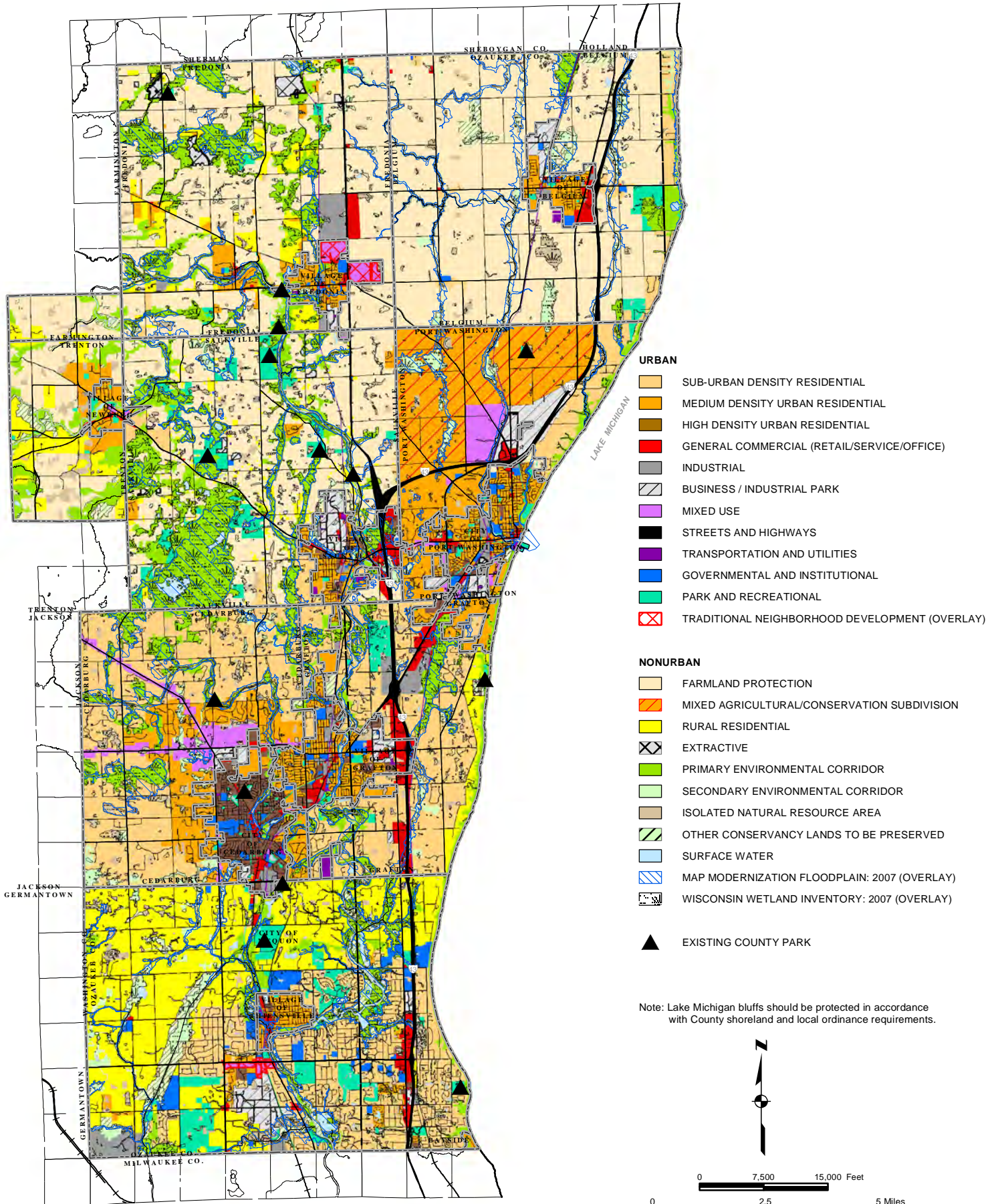
- FARMLAND PROTECTION
- GENERAL AGRICULTURAL AND OPEN LAND
- RURAL-DENSITY RESIDENTIAL
- AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL
- SUBURBAN-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- OFFICE/PROFESSIONAL SERVICES
- INDUSTRIAL
- BUSINESS/INDUSTRIAL PARK

NOTE: THIS MAP WAS ADOPTED BY THE KENOSHA COUNTY BOARD ON APRIL 20, 2010, AS PART OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY. LAND USE PLAN MAPS ADOPTED BY CITIES, TOWNS AND VILLAGE MAY DIFFER FROM THIS MAP.



Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

LAND USE PLAN MAP FOR THE OZAUKEE COUNTY PLANNING AREA: 2035



Source: Local Governments, Ozaukee County, and SEWRPC.

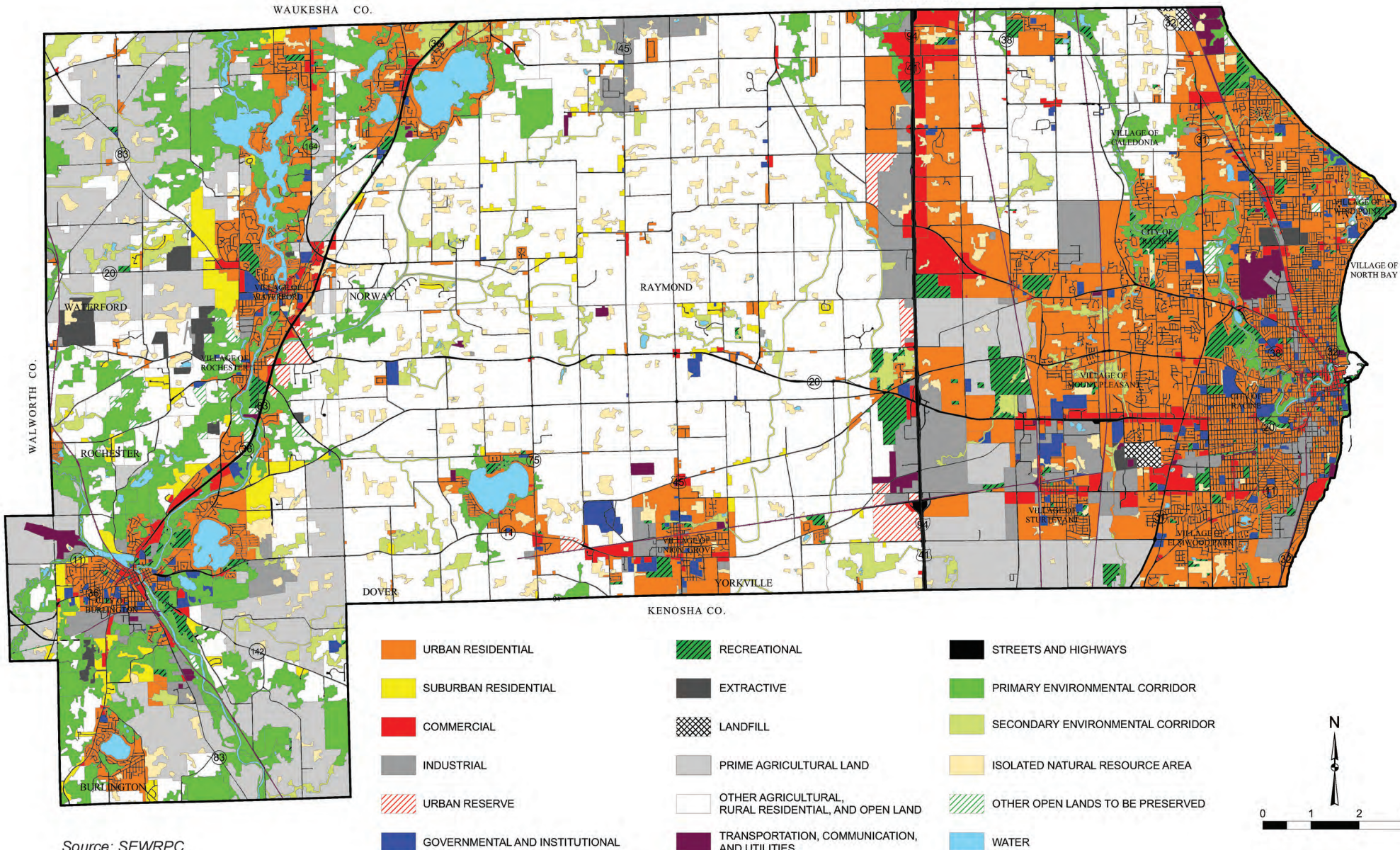
Note: This map was adopted by the Ozaukee County Board on May 6, 2009, as part of the Multi-Jurisdictional Comprehensive Plan for Ozaukee County. Land use plan maps adopted by cities, towns, and villages may differ from this map.

Map III-7

LAND USE PLAN MAP FOR THE RACINE COUNTY PLANNING AREA: 2035

WAUKESHA CO.
























MILWAUKEE CO.



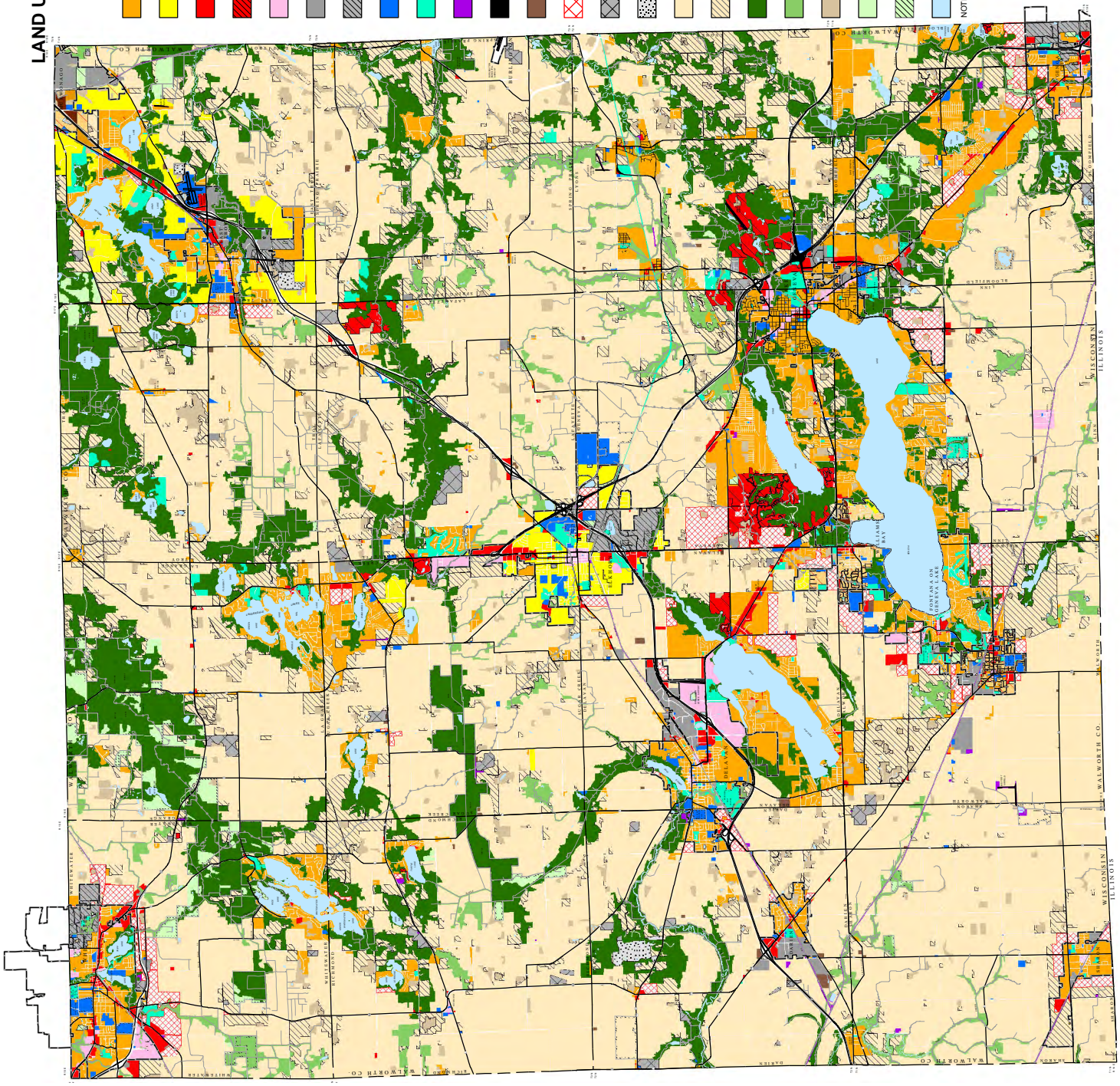
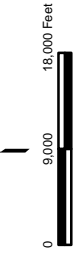
Source: SEWRPC.

Note: This map was adopted by the Racine County Board on October 13, 2009, as part of the Multi-Jurisdictional Comprehensive Plan for Racine County. Land use plan maps adopted by cities, towns, and villages may differ from this map.

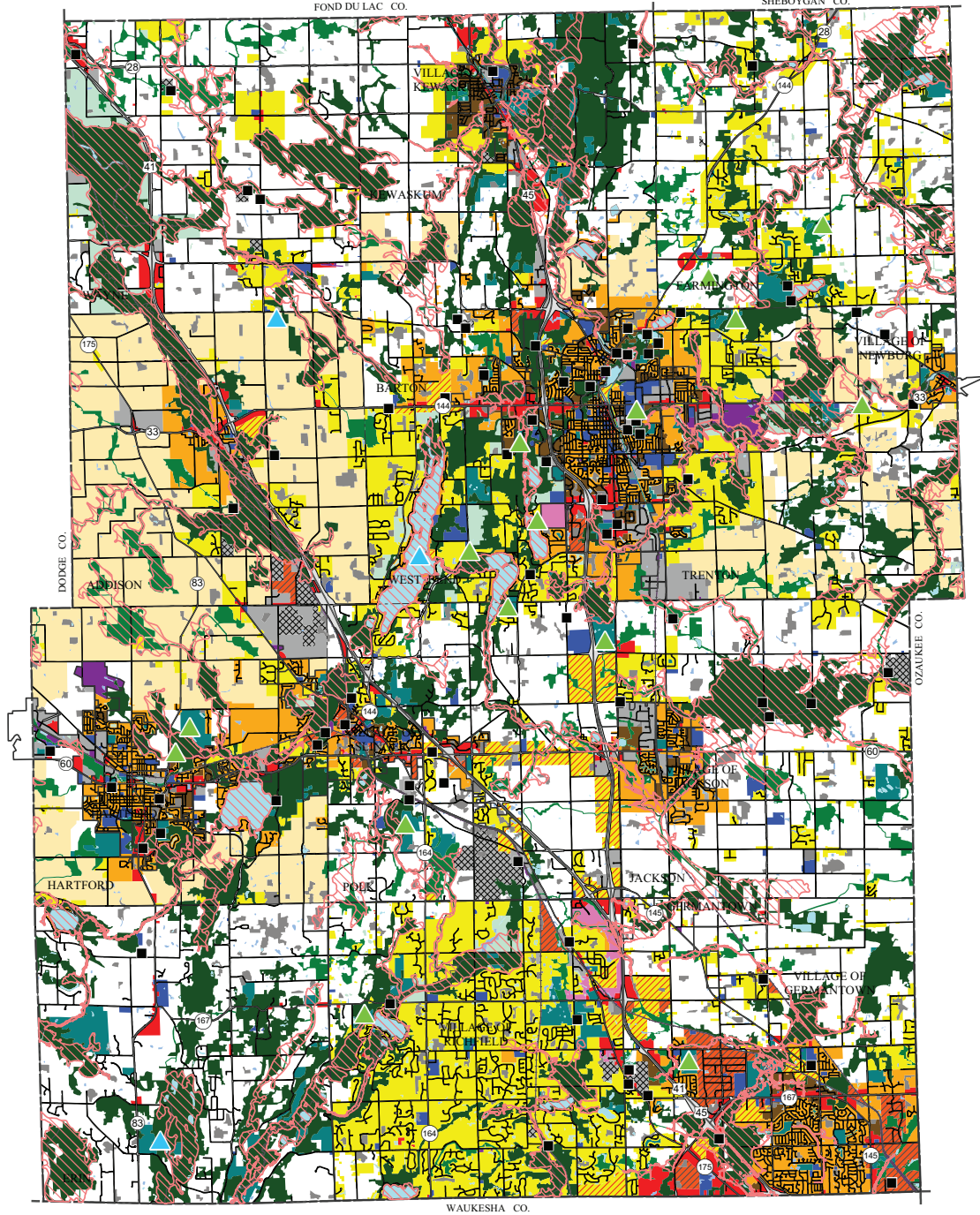
Map III-8
LAND USE PLAN MAP FOR WALWORTH COUNTY: 2035

-  URBAN DENSITY RESIDENTIAL (LESS THAN 5.0 ACRES PER DWELLING)
-  RURAL DENSITY RESIDENTIAL (AT LEAST 5.0 ACRES PER DWELLING)
-  COMMERCIAL
-  COMMERCIAL/RECREATIONAL
-  MIXED USE
-  INDUSTRIAL
-  BUSINESS /INDUSTRIAL PARK
-  GOVERNMENTAL AND INSTITUTIONAL
-  RECREATIONAL
-  TRANSPORTATION, COMMUNICATIONS, AND UTILITIES
-  STREETS AND HIGHWAYS
-  AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING
-  URBAN RESERVE
-  EXTRACTIVE
-  SANITARY LANDFILL
-  PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES)
-  OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 34 ACRES PER DWELLING)
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  DNR/DOT LAND OUTSIDE ENVIRONMENTAL CORRIDORS
-  OTHER OPEN LAND TO BE PRESERVED
-  SURFACE WATER

NOTE: THIS MAP IS A COMPILATION OF THE LAND USE PLAN MAP FOR UNINCORPORATED AREAS ADOPTED BY THE WALWORTH COUNTY BOARD AS PART OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WALWORTH COUNTY AND THE LAND USE PLAN FOR INCORPORATED AREAS ADOPTED BY THE LOCAL GOVERNMENTS AS PART OF THEIR LOCAL COMPREHENSIVE PLANS. CITY VILLAGE BOUNDARIES SHOWN ON THIS MAP ARE SHOWN ONLY FOR THOSE AREAS WITHIN EXISTING CORPORATE BOUNDARIES. PLANNED LAND USES IN THE VILLAGE OF WALWORTH ARE BASED ON THE VILLAGE MASTER PLAN ADOPTED IN 2001. THE VILLAGE HAD NOT ADOPTED A COMPREHENSIVE PLAN UNDER SECTION 66.1001 OF THE ILLINOIS CONSTITUTION AT THE TIME THIS MAP WAS ADOPTED BY THE COUNTY BOARD OR BY CITIES, TOWNS, AND VILLAGES IN THE COUNTY.

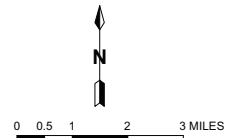


WASHINGTON COUNTY LAND USE PLAN MAP: 2035



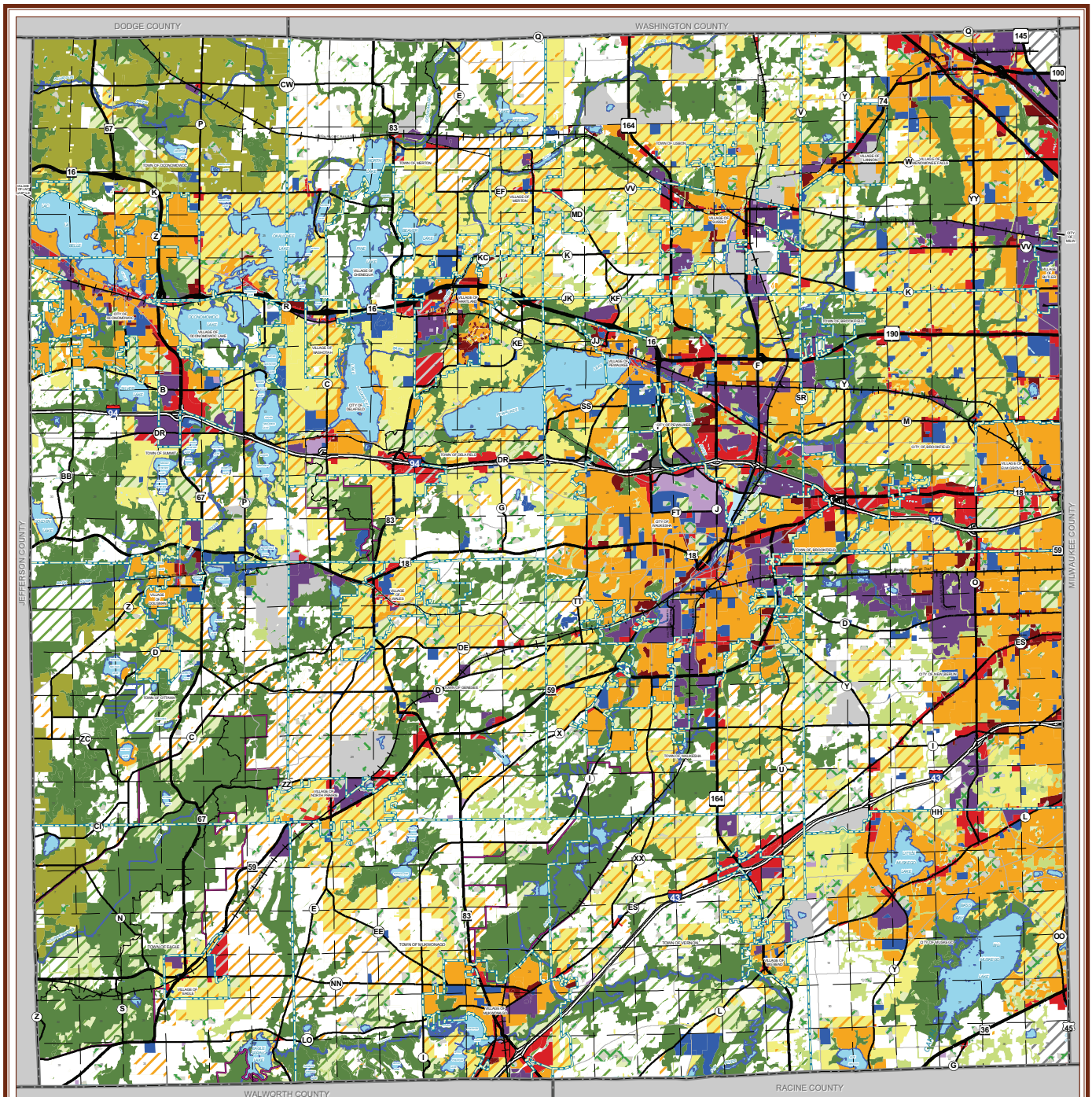
- | | | |
|------------------------------------|---|--|
| FARMLAND PROTECTION | PARK AND RECREATION | FORMER LANDFILL IDENTIFIED IN WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGISTRY |
| AGRICULTURAL AND RURAL RESIDENTIAL | TRANSPORTATION AND UTILITIES (EXCEPT FOR STREETS AND HIGHWAYS) | EXISTING COUNTY PARK AND OUTDOOR RECREATION SITES |
| SUBURBAN DENSITY RESIDENTIAL | EXTRACTIVE | PROPOSED COUNTY PARK |
| MEDIUM DENSITY URBAN RESIDENTIAL | FORMER LANDFILL IDENTIFIED ON LOCAL GOVERNMENT LAND USE PLAN MAP | STREET AND HIGHWAY RIGHT-OF-WAY |
| HIGH DENSITY URBAN RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR | |
| MIXED USE | SECONDARY ENVIRONMENTAL CORRIDOR | |
| GENERAL COMMERCIAL | ISOLATED NATURAL RESOURCE AREA | |
| OFFICE / PROFESSIONAL SERVICES | WETLANDS OUTSIDE OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS | |
| BUSINESS / INDUSTRIAL | OTHER CONSERVANCY LANDS TO BE PRESERVED | |
| INDUSTRIAL | SURFACE WATER | |
| GOVERNMENTAL AND INSTITUTIONAL | 100 - YEAR FLOODPLAIN (FROM 1981 FLOOD INSURANCE STUDY) | |

Source: Local Governments, Washington County, and SEWRPC.



Note: This map was adopted by the Washington County Board on April 15, 2008, as part of the Multi-Jurisdictional Comprehensive Plan for Washington County. Land use plan maps adopted by cities, towns, and villages may differ from this map.

LAND USE PLAN MAP FOR WAUKESHA COUNTY: 2035



Recommended Land Use Plan For Waukesha County - 2035

Land Use Plan Categories

- | | | |
|--|---|--|
| High Density Residential
(Less than 6,000 square feet of area per dwelling unit) | Rural Density and Other Agricultural Land*
(5.0 to 34.9 acres of area per dwelling unit or equivalent density) | Governmental & Institutional |
| Medium Density Residential
(6,000-19,999 square feet of area per dwelling unit) | Prime Agricultural
(35 acres of area per dwelling unit or greater) | Commercial and Office Park |
| Low Density Residential
(20,000 square feet to 1.4 acres of area per dwelling unit) | Other Open Lands to be Preserved | Industrial |
| Suburban I Density Residential
(1.5 to 2.9 acres of area per dwelling unit) | Recreational | Transportation, Communication & Utilities |
| Suburban II Density Residential
(3.0 to 4.9 acres of area per dwelling unit) | Primary Environmental Corridor | Highway and Railway Rights of Way |
| | Secondary Environmental Corridor | Landfill |
| | Isolated Natural Resource Area | Extractive |
| | Surface Water | Adopted Wisconsin Department of Natural Resources Project Boundary |
| | | Major Recreational Trails |

1 inch = 3 miles

















* Refer to Town of Ottawa and Town of Mukwonago Land Use Plans, and Town of Delafield Land Use Plan Unit Determination for permissible rural densities.

Environmental Corridor information from SEWRPC Environmental Corridor Inventory 2000 Prepared By The Waukesha County Department Of Parks And Land Use January 23, 2009.

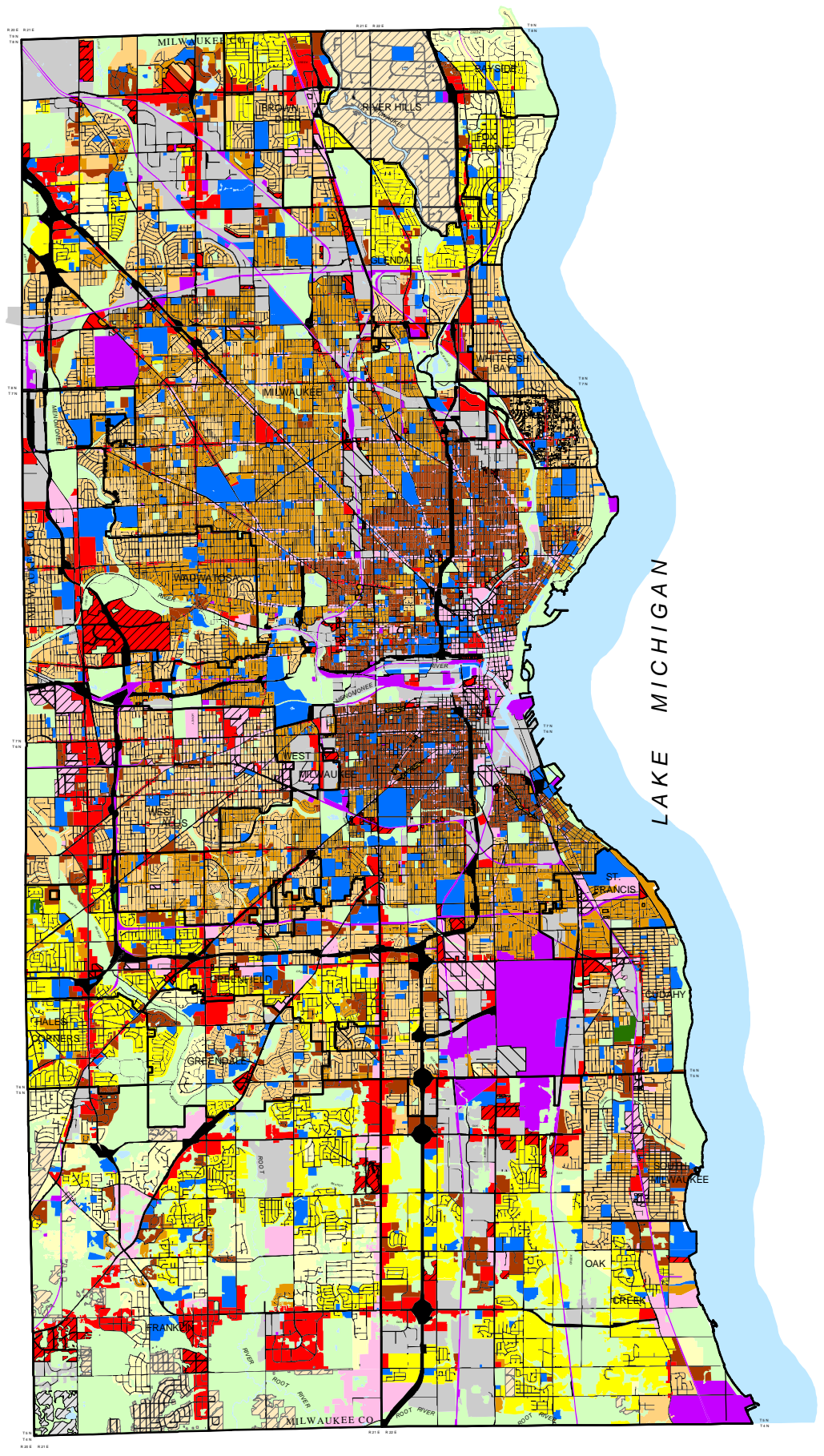
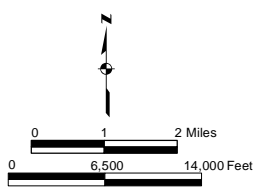
Note: This map was adopted by the Waukesha County Board on February 24, 2009, as part of the Waukesha County Comprehensive Development Plan. Land use plan maps adopted by cities, towns, and villages may differ from this map.

LAND USE PLAN MAPS FROM CITY AND VILLAGE COMPREHENSIVE PLANS IN MILWAUKEE COUNTY: 2035







-  SUBURBAN DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM-LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MEDIUM-HIGH DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  MIXED USE (INCLUDING RESIDENTIAL)
-  MIXED USE (BUSINESS AND INDUSTRIAL)
-  BUSINESS
-  BUSINESS PARK AND OFFICE
-  INDUSTRIAL
-  GOVERNMENTAL AND INSTITUTIONAL
-  TRANSPORTATION AND UTILITIES
-  SANITARY LANDFILL
-  RECREATIONAL, OPEN SPACE, CONSERVANCY, OR AGRICULTURAL
-  AREAS FOR FUTURE STUDY
-  SURFACE WATER
-  REDEVELOPMENT AREA (OVERLAY)

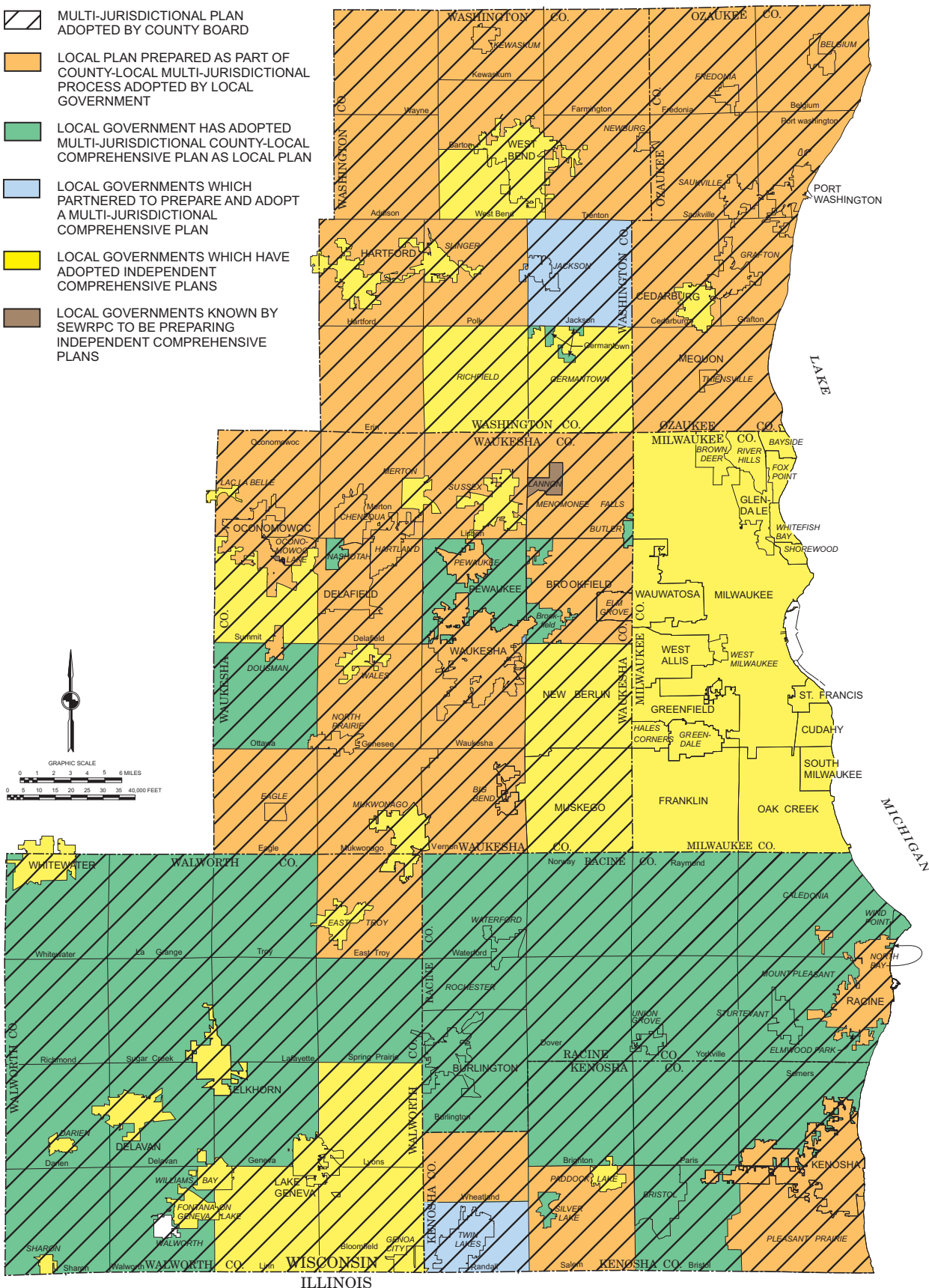
NOTE:
 THIS MAP IS A COMPILATION OF THE LAND USE PLAN MAPS ADOPTED BY VILLAGE BOARDS AND COMMON COUNCILS AS PART OF VILLAGE AND CITY COMPREHENSIVE PLANS. THIS MAP HAS NOT BEEN ADOPTED BY MILWAUKEE COUNTY OR BY CITIES OR VILLAGES WITHIN THE COUNTY.

Source: Local Governments and SEWRPC.



COMPREHENSIVE PLANS IN SOUTHEASTERN WISCONSIN: 2011

-  MULTI-JURISDICTIONAL PLAN ADOPTED BY COUNTY BOARD
-  LOCAL PLAN PREPARED AS PART OF COUNTY-LOCAL MULTI-JURISDICTIONAL PROCESS ADOPTED BY LOCAL GOVERNMENT
-  LOCAL GOVERNMENT HAS ADOPTED MULTI-JURISDICTIONAL COUNTY-LOCAL COMPREHENSIVE PLAN AS LOCAL PLAN
-  LOCAL GOVERNMENTS WHICH PARTNERED TO PREPARE AND ADOPT A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN
-  LOCAL GOVERNMENTS WHICH HAVE ADOPTED INDEPENDENT COMPREHENSIVE PLANS
-  LOCAL GOVERNMENTS KNOWN BY SEWRPC TO BE PREPARING INDEPENDENT COMPREHENSIVE PLANS







NOTE: THIS MAP REFLECTS COMMUNITIES THAT HAVE ADOPTED COMPREHENSIVE PLANS UNDER SECTION 66.1001 OF THE WISCONSIN STATUTES, AND HAVE PROVIDED A COPY OF AN ADOPTED PLAN TO SEWRPC.

Source: SEWRPC.



Map III-13

**PUBLIC TRANSIT ELEMENT OF
THE RECOMMENDED REGIONAL
TRANSPORTATION SYSTEM
PLAN: YEAR 2035**

RAPID/EXPRESS ROUTE

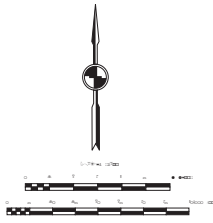
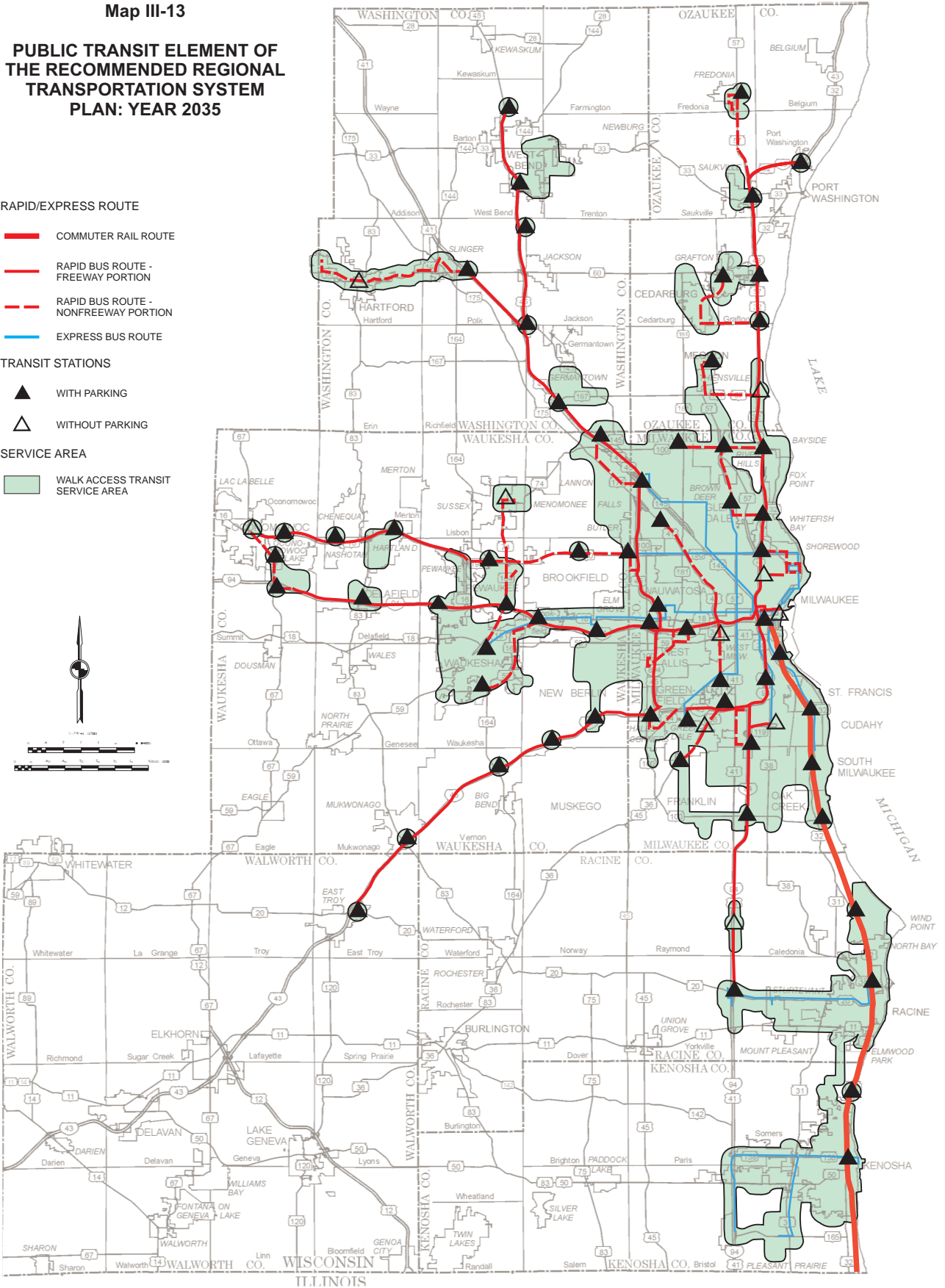
-  COMMUTER RAIL ROUTE
-  RAPID BUS ROUTE - FREEWAY PORTION
-  RAPID BUS ROUTE - NONFREEWAY PORTION
-  EXPRESS BUS ROUTE

TRANSIT STATIONS

-  WITH PARKING
-  WITHOUT PARKING

SERVICE AREA

-  WALK ACCESS TRANSIT SERVICE AREA

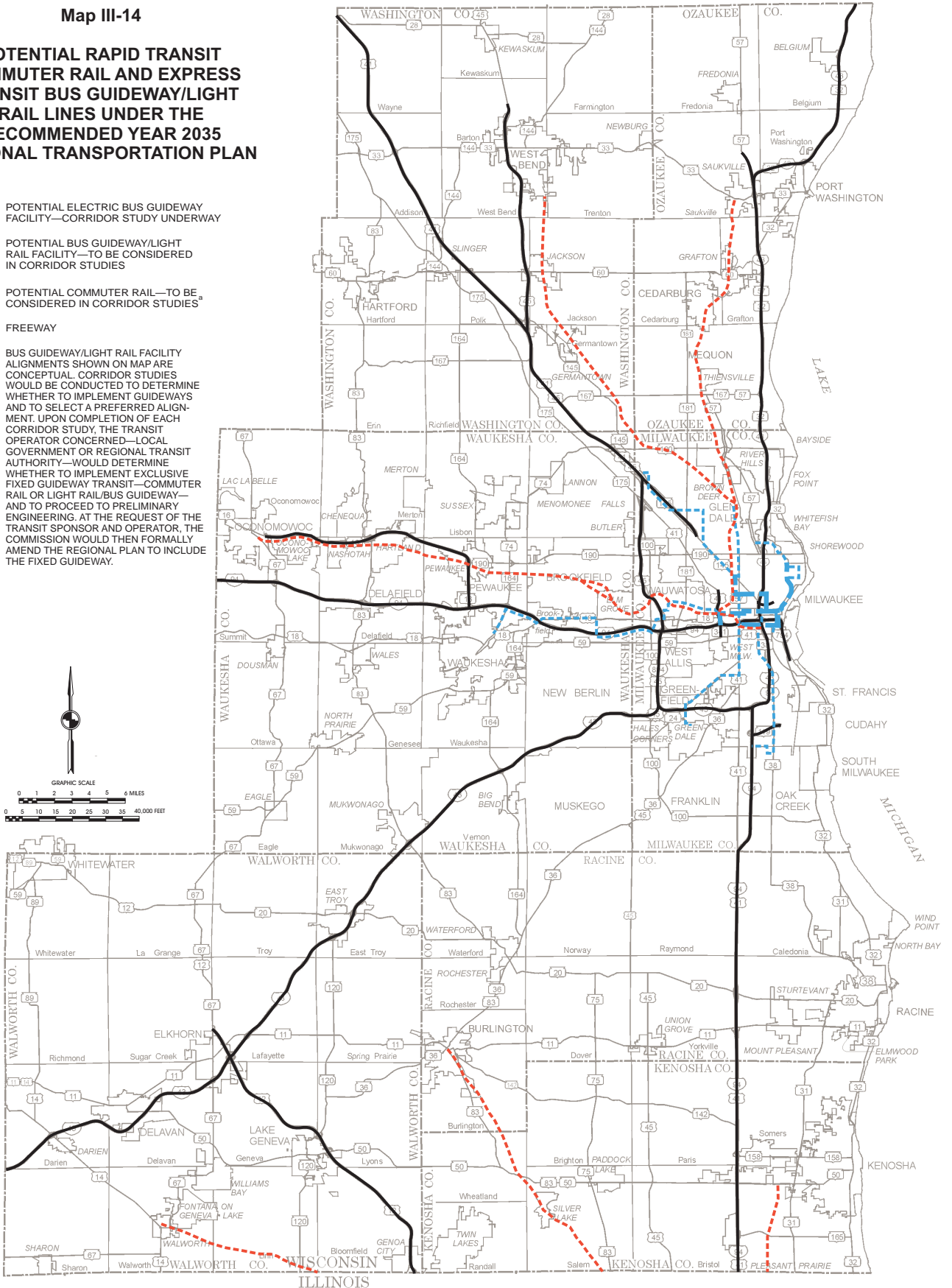
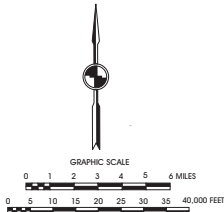


Map III-14

**POTENTIAL RAPID TRANSIT
COMMUTER RAIL AND EXPRESS
TRANSIT BUS GUIDEWAY/LIGHT
RAIL LINES UNDER THE
RECOMMENDED YEAR 2035
REGIONAL TRANSPORTATION PLAN**

- POTENTIAL ELECTRIC BUS GUIDEWAY FACILITY—CORRIDOR STUDY UNDERWAY
- - - POTENTIAL BUS GUIDEWAY/LIGHT RAIL FACILITY—TO BE CONSIDERED IN CORRIDOR STUDIES
- - - POTENTIAL COMMUTER RAIL—TO BE CONSIDERED IN CORRIDOR STUDIES
- FREEWAY

NOTE: BUS GUIDEWAY/LIGHT RAIL FACILITY ALIGNMENTS SHOWN ON MAP ARE CONCEPTUAL. CORRIDOR STUDIES WOULD BE CONDUCTED TO DETERMINE WHETHER TO IMPLEMENT GUIDEWAYS AND TO SELECT A PREFERRED ALIGNMENT. UPON COMPLETION OF EACH CORRIDOR STUDY, THE TRANSIT OPERATOR CONCERNED—LOCAL GOVERNMENT OR REGIONAL TRANSIT AUTHORITY—WOULD DETERMINE WHETHER TO IMPLEMENT EXCLUSIVE FIXED GUIDEWAY TRANSIT—COMMUTER RAIL OR LIGHT RAIL/BUS GUIDEWAY—AND TO PROCEED TO PRELIMINARY ENGINEERING. AT THE REQUEST OF THE TRANSIT SPONSOR AND OPERATOR, THE COMMISSION WOULD THEN FORMALLY AMEND THE REGIONAL PLAN TO INCLUDE THE FIXED GUIDEWAY.

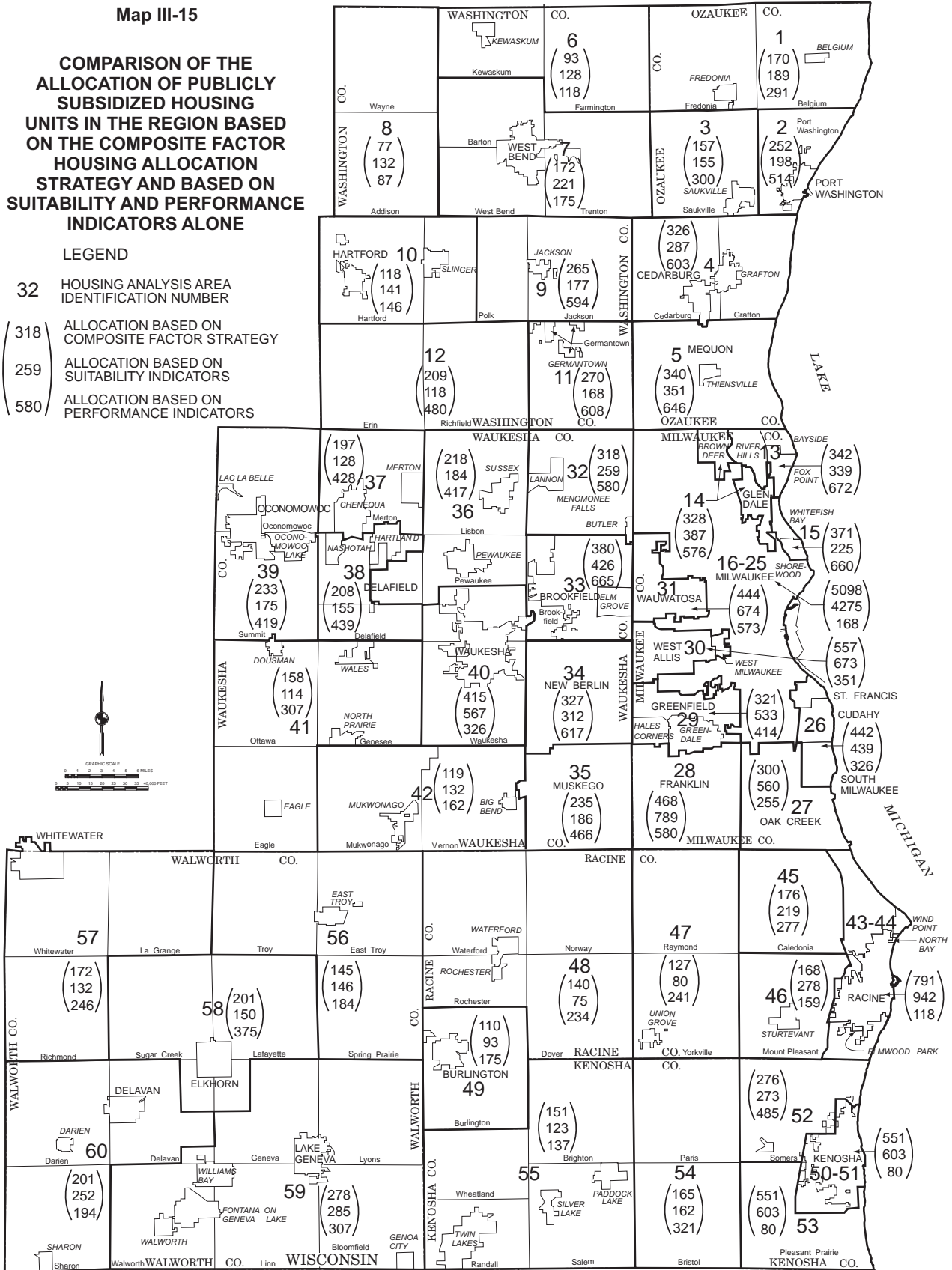


^aCorridor feasibility studies have been completed for the Chicago-based commuter rail extensions to the Village of Walworth in Walworth County and the City of Burlington in Racine County. The conclusion of the Walworth extension study was that it was potentially feasible and cost-effective, but should be deferred and considered again when a Metra extension from its current terminus in Fox Lake, Illinois is considered to Richmond, Illinois near the Wisconsin-Illinois Stalene. The conclusion of the Burlington extension study was that it was not feasible or cost-effective at that time, but could be considered again in the future.

Map III-15

COMPARISON OF THE ALLOCATION OF PUBLICLY SUBSIDIZED HOUSING UNITS IN THE REGION BASED ON THE COMPOSITE FACTOR HOUSING ALLOCATION STRATEGY AND BASED ON SUITABILITY AND PERFORMANCE INDICATORS ALONE

- LEGEND**
- 32 HOUSING ANALYSIS AREA IDENTIFICATION NUMBER
 - (318) ALLOCATION BASED ON COMPOSITE FACTOR STRATEGY
 - (259) ALLOCATION BASED ON SUITABILITY INDICATORS
 - (580) ALLOCATION BASED ON PERFORMANCE INDICATORS

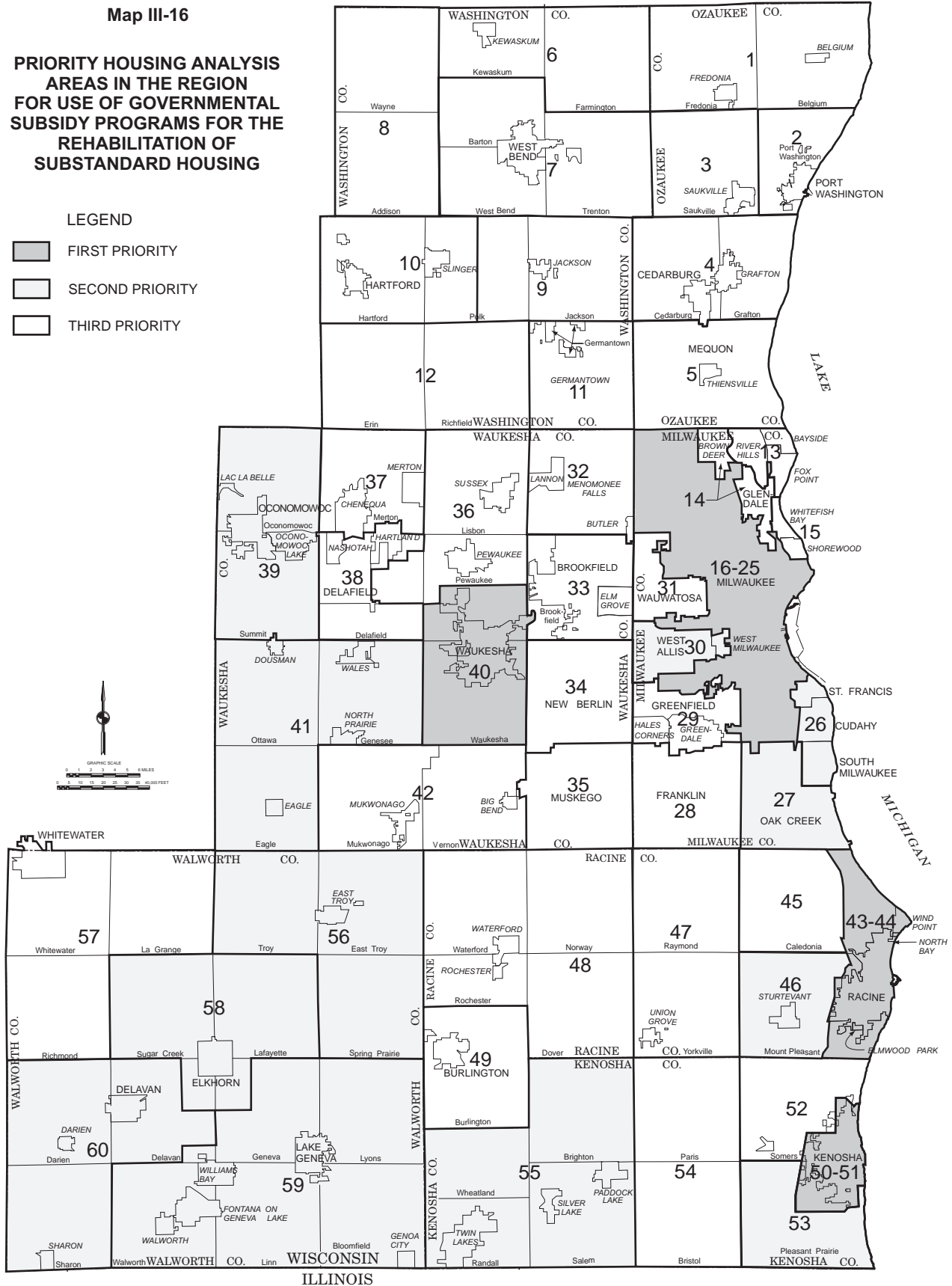


Source: SEWRPC.

Map III-16

**PRIORITY HOUSING ANALYSIS
AREAS IN THE REGION
FOR USE OF GOVERNMENTAL
SUBSIDY PROGRAMS FOR THE
REHABILITATION OF
SUBSTANDARD HOUSING**

- LEGEND**
- FIRST PRIORITY
 - SECOND PRIORITY
 - THIRD PRIORITY



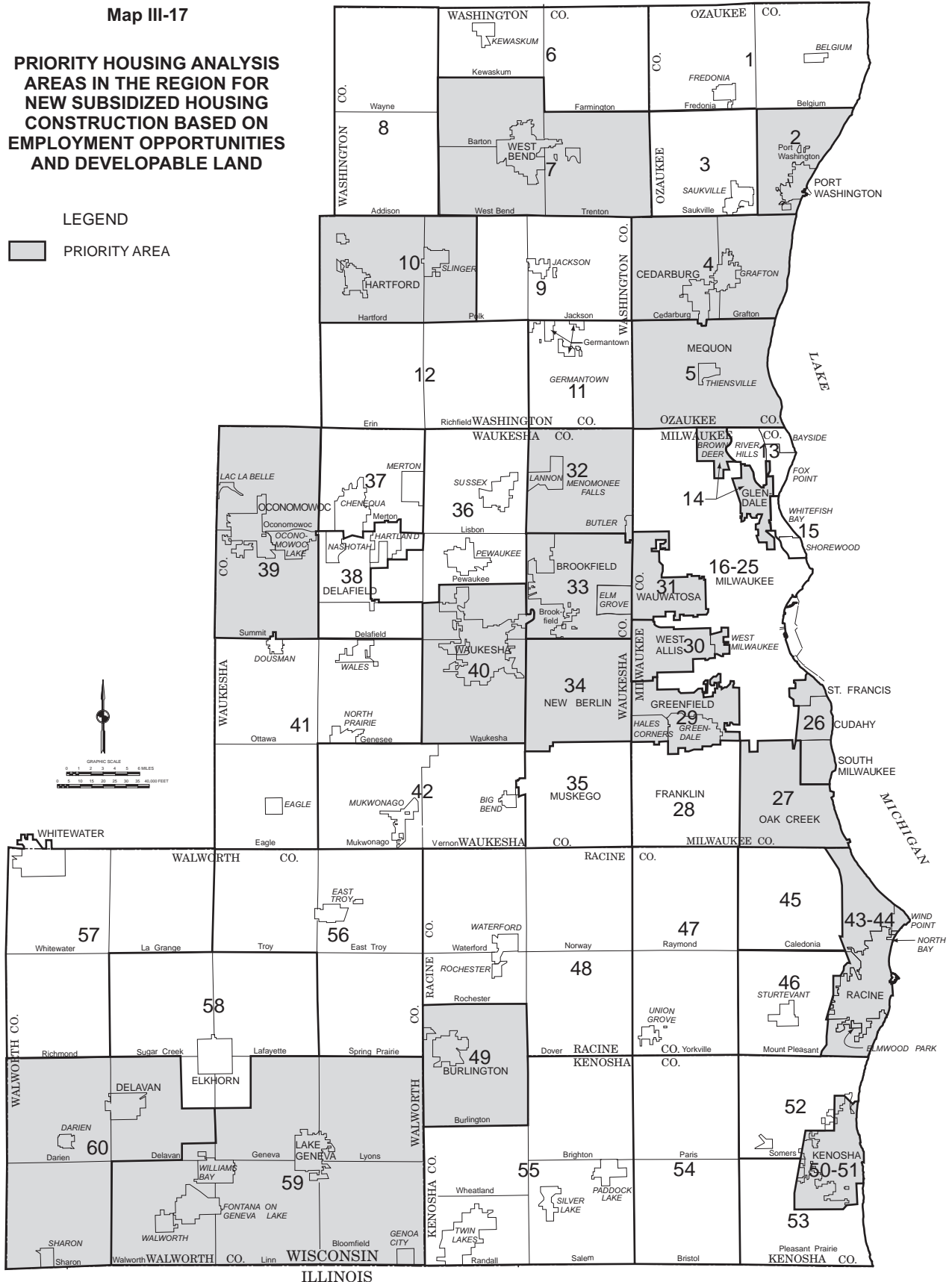
Source: SEWRPC.

Map III-17

**PRIORITY HOUSING ANALYSIS
AREAS IN THE REGION FOR
NEW SUBSIDIZED HOUSING
CONSTRUCTION BASED ON
EMPLOYMENT OPPORTUNITIES
AND DEVELOPABLE LAND**

LEGEND

 PRIORITY AREA



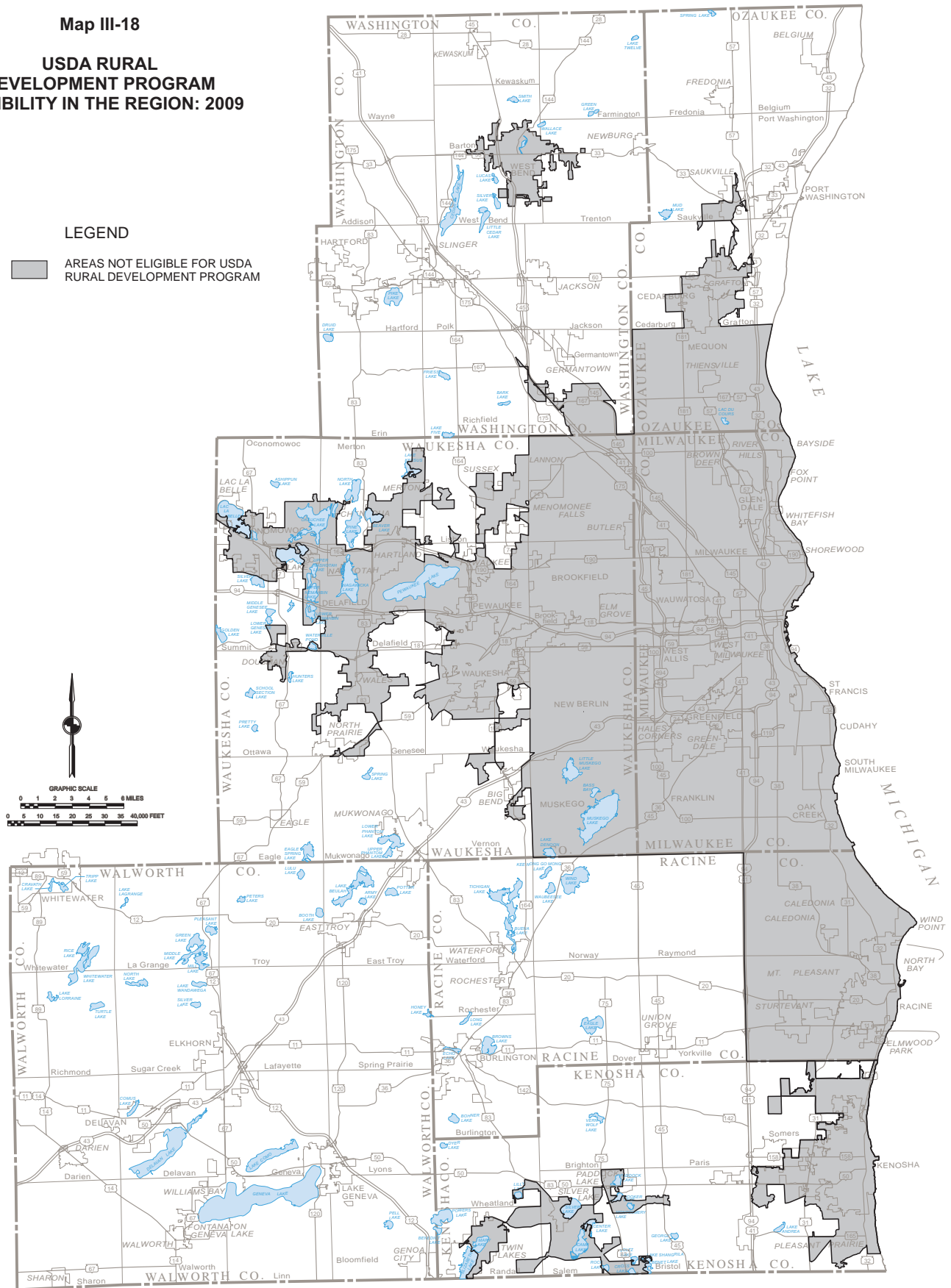
ILLINOIS

Source: SEWRPC.

Map III-18
USDA RURAL
DEVELOPMENT PROGRAM
ELIGIBILITY IN THE REGION: 2009

LEGEND

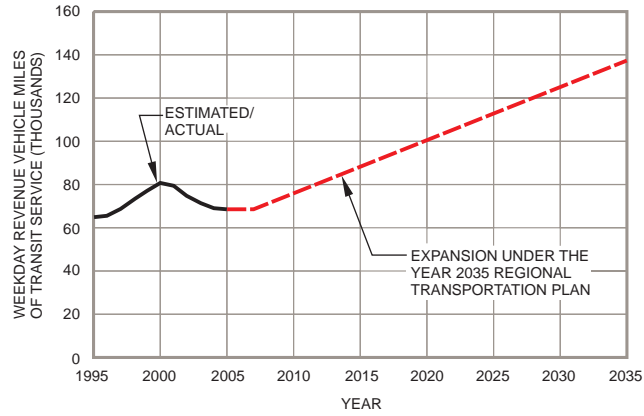
 AREAS NOT ELIGIBLE FOR USDA RURAL DEVELOPMENT PROGRAM



Source: U.S. Bureau of the Census and SEWRPC.

Figure III-1

**HISTORIC AND PLANNED
VEHICLE-MILES OF PUBLIC TRANSIT
SERVICE ON AN AVERAGE WEEKDAY IN THE
SOUTHEASTERN WISCONSIN REGION: 1995-2035**



Source: SEWRPC.