

## REGIONAL HOUSING PLAN IMPLEMENTATION REPORT: 2013

A new regional housing plan was adopted by the Commission in early 2013. The housing plan recommends that implementation of the plan be monitored and the results reported every one, five, or 10 years, in accordance with a monitoring schedule included in the plan. Following a brief summary of housing plan endorsements and presentations, monitoring results are organized according to the six general topic areas addressed by housing plan recommendations. Only those recommendations that were fully or partially implemented during the year are included. The last section summarizes consolidated plans that were updated during the year.

### **Housing Plan Endorsement and Presentations**

Following adoption of the regional housing plan in March 2013, the final plan report was published and distributed to all county and local governments in the Region, with a request that they consider endorsing the plan as a guide to housing and community development within their community or county. By the end of 2013, four of the seven counties and 11 of the 147 cities, towns, and villages in the Region had formally endorsed the plan through adoption of a resolution.

During 2013, Commission staff made 12 presentations detailing the major findings and recommendations of the plan. Eleven of the presentations were made to county or local governments considering endorsement of the plan. The remaining presentation was an appearance on a panel as part of the Milwaukee-based 4<sup>th</sup> Street Forum public television program to discuss affordable housing in the Region.

### **Implementation of Housing Plan Recommendations**

#### ***Affordable Housing***

Most of the measures related to implementation of affordable housing recommendations involve the extent to which sewered communities have incorporated housing plan recommendations into local regulations and plans, particularly zoning ordinances and comprehensive plans. A comprehensive review of local and county zoning and land division regulations will be conducted every 10 years or sooner as part of an update to the regional housing plan. The Commission staff is aware of the following zoning ordinance update made during 2013:

- The City of Oconomowoc adopted a new zoning ordinance that increased residential densities, allows a mix of housing types and sizes in most residential districts, and eliminated minimum home size requirements in all residential zoning districts. Five of the seven residential zoning districts in the new ordinance are consistent with regional housing plan recommendations for densities that would better accommodate affordable housing.

The housing plan recommends that programs be established to help stabilize and improve older neighborhoods, with the intent of maintaining existing lower- and moderate-cost housing stock in good condition. During 2013, the Wisconsin Department of Administration (DOA) established seven “Housing Regions” within the State to distribute funding for no-interest housing rehabilitation and down-payment assistance loans to low- and moderate-income households. The DOA distributes its Community Development Block Grant (CDBG) Housing program funds among the Housing Regions. In the Southern Housing Region, which includes the five non-entitlement counties in the Southeastern Wisconsin Region and five additional counties, the funds are evenly distributed among the 10 participating counties. Each County Board must pass a resolution agreeing to comply with program requirements if it wishes to participate in the program. All of the non-entitlement counties in the Region are participating.<sup>1</sup> About \$200,000 will be available for loans to eligible (low- and moderate-income) households in

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<sup>1</sup> *Entitlement jurisdictions in the Region include the Cities of Kenosha, Milwaukee, Racine, Waukesha, Wauwatosa, and West Allis; and the Counties of Milwaukee and Waukesha. The City of Waukesha merged its entitlement status with Waukesha County in 1993. Entitlement jurisdictions receive CDBG funding directly from the U.S. Department of Housing and Urban Development.*

each of the non-entitlement counties in both fiscal years 2013-14 and 2014-15. This new DOA policy for distributing CDBG – Housing program funds provides an opportunity for all low- and moderate-income households in the participating counties to apply for housing rehabilitation loans.

Section 66.1105(6)(g) of the *Wisconsin Statutes* allows a municipality to extend a Tax Increment Financing (TIF) district for one year after paying off the district's projects costs if the tax revenue received from the value of the increment during that year is used to benefit affordable housing within the municipality. Within the Region, 14 TIF districts have been extended by eight municipalities, but all were distressed TIF districts that were extended to meet financing obligations.

### ***Fair Housing/Opportunity***

As described in Chapter VI of the regional housing plan, States and entitlement jurisdictions must prepare a Consolidated Plan every five years in order to receive Community Planning and Development (CPD) block grant funding from the U.S. Department of Housing and Urban Development (HUD). CPD programs include the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs. Information about Consolidated Plans updated during 2013 is included in the last section of this Housing Plan Implementation report.

HUD requires that a Consolidated Plan include a certification by the entitlement jurisdiction to affirmatively further fair housing (AFFH). AFFH activities are to be identified based on Fair Housing Planning. An analysis of impediments (AI) is the basis for fair housing planning. There are no HUD regulations governing the procedure and content of an AI. In July 2013, HUD issued proposed regulations that would replace the AI with an Assessment of Fair Housing. HUD would provide standardized data to each entitlement jurisdiction to assist in the preparation of the assessment, which entitlement jurisdictions would use to develop fair housing goals and priorities to fulfill the AFFH requirement. The fair housing goals and priorities would, in turn, be used to prepare the consolidated plan. Comments on the proposed regulations were accepted until September 17, 2013. Final regulations had not been issued as of the end of 2013.

### ***Job/Housing Balance***

The regional housing plan recommends that SEWRPC work with its Advisory Committees for Transportation System Planning and Programming to establish revised criteria that include job/housing balance and provision of transit for the selection of projects to be funded with Federal Highway Administration Surface Transportation Program (STP) – Milwaukee Urbanized Area funding (and potentially STP – Urbanized Area funding for the other urbanized areas in the Region) and Congestion Mitigation and Air Quality Improvement Program (CMAQ) funding. Revised criteria were developed by SEWRPC staff and approved by the Advisory Committee for the Milwaukee Urbanized Area in 2013. The Environmental Justice Task Force also reviewed and endorsed the revised criteria in 2013. A summary of the revised criteria is provided below. Additional information is available on the Commission website at:

<http://www.sewrpc.org/SEWRPC/DataResources/CommissionAdvisoryCommittees/TSPPMilwaukeeUrbanizedArea.htm>.

- Revised criteria were developed for candidate projects to be funded under the STP – Milwaukee Urbanized Area program for proposed capacity expansion projects (the addition of new travel lanes to an existing arterial roadway or the construction of a new arterial facility). Such projects that are consistent with the adopted regional transportation plan are evaluated with the criteria used to evaluate proposed resurfacing/reconditioning/reconstruction projects (to the same capacity), and can receive up to 100 points. Bonus points are awarded to candidate capacity expansion projects located in a community or communities that have a projected balance of jobs and housing (up to five points), and to communities with transit service (up to five additional points).
- Projects requesting CMAQ funding are reviewed and evaluated separately by staff from SEWRPC, WisDOT, and WDNR, who then meet to develop a joint recommended prioritization of projects. The staff

recommendations are reviewed and approved by the Advisory Committees for Transportation System Planning and Programming and the WisDOT Secretary. In developing its prioritization of projects, SEWRPC staff considers the extent to which the project would implement the regional plan, the degree to which the project may be expected to deliver benefits and the extent of the benefits, whether the project would provide an alternative to automobile travel, and the estimated air pollutant emissions reduction in relation to project cost. The total score for each project is reduced by a factor of 0.95 for projects located in a community with a projected lower- or moderate-cost job/housing imbalance, and by a factor of between 0.95 and 0.99 in communities with no or limited public transit service.

Projected job/housing imbalances in the regional housing plan were reported by regional housing analysis areas (sub-areas), which in several cases contain more than one sewer community. In order for the projected job/housing imbalances of each community to be used as a criterion in the evaluation of street and highway capacity expansion projects, SEWRPC staff estimated the projected job/housing imbalance for each individual sewer community in the Region. The community-level projected job/housing imbalances are shown on Map 1. The job/housing imbalances projected as part of the regional housing plan may be refined by a local government, which would have access to more detailed information than what was used in the development of the regional plan.

Four sanitary sewer service area plan amendments were adopted by the Regional Planning Commission in 2013; two for the Village of Menomonee Falls and one each for the Villages of Hartland and Nashotah. In accordance with a housing plan recommendation, information on the job/housing balance analysis conducted as part of the housing plan was provided as part of the review process for the sewer service area amendments. The intent of the recommendation was to remind local communities as they propose expansion of their sewer service areas of the findings of the plan for their community with respect to job/housing balance, and to encourage them to consider job/housing balance in their next major updates and reconsideration of their comprehensive plans. Sub-area 25, which includes the Villages of Hartland and Nashotah, is projected to have a shortage of housing affordable to workers holding lower-wage jobs (low-cost job/housing imbalance), and a shortage of housing affordable to workers holding moderate-wage jobs (moderate-cost job/housing imbalance). Sub-area 20, which includes the Villages of Lannon and Menomonee Falls, is projected to have a shortage of housing affordable to workers holding moderate-wage jobs (moderate-cost job/housing imbalance).

During 2013, SEWRPC received 40 amendments to comprehensive plans adopted by 14 communities and five counties in the Region. Most of the amendments related to changes to land use plan designations pertaining to one parcel. Exceptions were two amendments to the Ozaukee County comprehensive plan; one of which adopted land use plan designations associated with adoption of a zoning ordinance for County-owned lands and adoption of a County park and open space plan, and the second associated with adoption of the County Farmland Preservation Plan. Two amendments were made to the Washington County comprehensive plan; one related to an update of the County plan to reflect comprehensive plans adopted by local governments, and a second associated with adoption of the County Farmland Preservation Plan. An amendment with potential significance to the job/housing balance analysis was the adoption of a comprehensive plan amendment by the Village of Caledonia that changed the land use plan designation of a former golf course near I-94 from recreational to industrial on a 191-acre parcel, with the intent to accommodate an industrial park on the site. The regional housing plan projected a shortage of lower-cost housing compared to lower-wage jobs in the Village of Caledonia. None of the communities in the Region conducted a community-level job/housing balance analysis nor requested SEWRPC assistance for conducting such an analysis during 2013.

### ***Accessible Housing***

Information on the number of housing units that are accessible to people with disabilities is limited. At the time the regional housing plan was prepared, it was assumed that units in multi-family buildings constructed after 1991 were accessible, due to State and Federal fair housing laws that require most units<sup>2</sup> in multi-family buildings to be

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<sup>2</sup> Federal accessibility requirements apply to multi-family buildings with four or more units that were constructed or ready for occupancy after March 13, 1991. State accessibility requirements apply to multi-family buildings with three or more units that were first ready for occupancy on or after October 1, 1993. Both State and Federal

accessible to people with mobility disabilities. In 2011, the American Housing Survey (AHS) began collecting information on the number of households that include one or more persons with a disability and certain accessibility features in housing units. The AHS is sponsored by HUD and conducted by the Census Bureau every two years. The results of the 2011 survey were released in 2013. Prior to the release of the AHS data, there was no source of information on the percentage of housing units that include accessibility features.

The 2011 AHS included a nationwide survey of 155,000 housing units. A supplemental sample of housing units was selected for 29 metropolitan areas, including the Milwaukee Metropolitan Statistical Area (MSA), which includes Milwaukee, Ozaukee, Washington, and Waukesha Counties. The metropolitan sample of about 4,600 housing units was combined with the National sample to produce estimates for the Milwaukee MSA. The sample size is fairly small, but is reported by the Census to have a 90 percent confidence level. More information about the AHS may be found on the Census website: <http://www.census.gov/programs-surveys/ahs/>.

Table 1 summarizes the number and percentage of households in the Milwaukee MSA that reported a member with a disability in the 2011 AHS. About 11 percent of households in the MSA reported having a household member with a physical disability, which was the most common type of disability reported. Most of the households that had a member with a physical disability (57 percent) were households with at least one member over the age of 65.

Information about accessibility features in owner- and renter-occupied units is provided in Table 2. A high percentage of housing units sampled had no steps between rooms, and most housing units with two or more floors had an entry-level bathroom and bedroom. Only about 10 percent of housing units had extra-wide doors and hallways that would accommodate a wheelchair or walker. Ramps were present in a very small percentage of housing units sampled. Hand rails and grab bars, which also assist persons with disabilities, were only present in about 20 percent of the housing units sampled.

The Regional Housing Plan recommends that local governments use the AHS data to help estimate the number of housing units that may need modifications to provide improved accessibility for persons with disabilities, and to make funds available from CDBG, HOME, TIF extensions, and other sources for accessibility modifications. Milwaukee County and the Cities of Wauwatosa and West Allis have included programs in their new Consolidated Plans to use CDBG funding for accessibility modifications for low- and moderate-income households. Such modifications can also be funded with home rehabilitation loans available in the five non-entitlement counties through the Southern Housing Region. In addition, the Children's Long-Term Support Home and Community-Based Medicaid Waiver program, administered by the Wisconsin Department of Health Services, provides funds for accessibility modifications for single-family homes throughout the State to assist persons younger than 22 years of age who meet income limits and other eligibility qualifications.

Issues related to housing for aging populations are summarized in Chapter IX of the housing plan, which focus on the need for services to help seniors remain in their homes if they desire, make accessibility modifications if necessary, or find housing designed to serve the elderly. The Milwaukee County Department on Aging is a Regional Area Agency on Aging established under the Older Americans Act of 1973.<sup>3</sup> The Department completed a three-year plan for 2013 through 2015 that outlines State and County goals to assist seniors.<sup>4</sup> Based on outreach to seniors conducted as part of the planning process, reliable home repair services were identified as critical to enable seniors to maintain and remain in their homes. In addition to lower-income seniors who would require financial assistance for such repairs, residents who could afford to pay for repairs expressed a need for

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*accessibility requirements apply only to grade-level units in buildings without an elevator; and to all units in buildings with at least three or four units, respectively, in buildings with an elevator.*

<sup>3</sup> *The other six counties in the Region are part of the Greater Wisconsin Agency on Aging Resources.*

<sup>4</sup> *Milwaukee County Area Plan for Older People: 2013 – 2015, prepared by the Milwaukee County Department on Aging, October 2012.*

assistance with finding reliable contractors and assessing the need for repairs. As a result, the County has established a county-wide chore service/home repair program and has worked with community groups and foundations to help identify organizations to conduct home repairs and/or assist with funding the program.

### ***Subsidized and Tax Credit Housing***

There was a modest increase in the number of vouchers allotted in the Region between 2011 and 2013—from 13,061 to 13,812, an increase of 751 vouchers or about 6 percent. Table 3 indicates the number of housing choice (or tenant-based, meaning the voucher is attached to a household rather than a housing unit) vouchers allotted to each Public Housing Agency (PHA) in 2013, and the change in the number of vouchers allotted to each PHA between 2011 and 2013. The actual number of vouchers in use by each PHA may be less than the number allotted, which fluctuates based on available funding, participating households, and the funding level needed to make up the difference between 30 percent of a household's income and the actual rent for a housing unit. A significant change in the administration of housing vouchers in the Region was the transfer of voucher administration in Washington County from the Cities of Hartford and West Bend to the Wisconsin Housing and Economic Development Authority (WHEDA). Table 4 provides information on the number of public housing units managed by Public Housing Agencies in the Region. In addition, the City of Racine, the Milwaukee County HOME Consortium (which includes all cities and villages in the County except the City of Milwaukee) and the Waukesha County HOME Consortium (which includes Jefferson, Ozaukee, Washington, and Waukesha Counties) provide funds to low-income households through the Tenant-Based Rental Assistance (TBRF) program. Through the TBRF program, households are provided funds for rent, utility costs, and/or security deposits to enable them to rent market-rate units. In some cases, households that receive TBRF assistance may also receive housing choice vouchers.

Housing developed under the Low-Income Housing Tax Credit (LIHTC) program has been a major source of new affordable housing provided in the Region. Table 5 lists LIHTC awards in the Region between 2006 and 2013, which updates Table 173 in the housing plan report.<sup>5</sup> LIHTC funding was awarded for 1,153 low-income housing units in 2012 and 2013. During 2012 and 2013, there was a marked increase in the number of LIHTC units for families built outside the Cities of Milwaukee, Racine, and Kenosha using LIHTC. In 2011, 48 percent of all LIHTC units in the Region were family units, but only 19 percent of LIHTC units outside the three major cities were family units (81 percent were units for the elderly or persons with disabilities). In 2012 and 2013, 47 percent of units outside the three major cities awarded low-income housing tax credits were family units (249 of 531 units). New family developments include duplex units in the Town of Salem, the Meadow Ridge Apartments in the City of Waukesha, the Oconomowoc School Apartments in Oconomowoc, the Fox Crossing Apartments in the City of Burlington, and the Beaver Creek Apartments in the Village of Brown Deer.

Low-income housing tax credit allocations are awarded to proposed housing developments in Wisconsin by WHEDA through an annual competitive application process. Proposed developments receive points based on the Qualified Application Plan (QAP), which is updated by WHEDA every other year, with assistance from an Advisory Committee.

The regional housing plan recommends that WHEDA consider changes to the QAP that would provide more housing to extremely-low income households (households with incomes less than 30 percent of the area median income), and not to penalize developments due to a lack of community support. The housing plan also recommends that priority be given to awarding tax credits to housing developments proposed in areas with a job/housing imbalance, in communities with a shortage of affordable housing, and in communities with an economic need for affordable housing based on the percentage of low-income households.

The QAP approved by WHEDA for the 2013-2014 LIHTC cycle incorporated all of the housing plan recommendations. Table 6 summarizes the QAP criteria, and updates Table 171 in the housing plan report. Category 18 helps to implement the job/housing balance recommendations of the regional housing plan. Up to 15 points may be awarded to developments that are located within one mile of a major employer or employment

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<sup>5</sup> Table 5 also includes developments that were awarded low-income housing tax credits in 2009, which were inadvertently omitted from Table 173 in the housing plan report.

center (500 or more employees) which demonstrates support for the tax-credit development with a letter from a company official, or developments proposed in census tracts with job growth of 5 percent or more that have more than 999 jobs with annual wages less than \$40,000 per year, or more than 1,000 jobs per square mile. Up to 15 additional points may be awarded in census tracts with a job to housing ratio greater than 1.5:1 and a housing vacancy rate less than 7 percent.

### ***Housing Development***

The housing development recommendations are directed toward planning activities that local governments can undertake to encourage a variety of residential structure types and compact, mixed use neighborhoods. An analysis of recommendations regarding neighborhood planning and the development of design standards will be conducted every 10 years based on an inventory of land-use related plans and ordinances adopted by county and local governments.

During 2013, the City of Brookfield worked with a developer to redevelop the site of a former school with 10,000 square foot single-family lots. Typically, new residential lots in the City must be at least twice that size. Although the housing developed is not affordable to lower- and moderate-income households, it is substantially less expensive than other new single-family housing developed in the City.

### **Consolidated Plans**

All of the entitlement jurisdictions in the Region and the State of Wisconsin have prepared consolidated plans for the period 2010 through 2014. A consolidated plan identifies needs and priorities for housing and community development activities to principally benefit low- and moderate-income residents in the entitlement jurisdiction, and also identifies activities proposed to be funded using CDBG, HOME, ESG, and HOPWA programs to address the needs identified during the planning process. Consolidated plans are detailed through the preparation of annual action plans prepared by each entitlement jurisdiction. Beginning in 2012, HUD developed a consolidated plan template for use by entitlement jurisdictions with the intent of providing better data and tools to assist in preparing the consolidated plan and managing CPD grants.

Milwaukee County and the Cities of Wauwatosa and West Allis chose to update their plans in 2013 to take advantage of the new planning tool. These three jurisdictions together make up the Milwaukee County HOME Consortium. The new plans are effective for the years 2014 to 2018. The goals and major activities included in each plan are summarized below, and update the information for the County and Cities in Table 3 of the housing plan report. The Milwaukee County Consolidated Plan includes activities proposed to be funded under the HOME program throughout the County, except in the City of Milwaukee, through the Milwaukee County HOME Consortium; and for activities proposed to be funded under the CDBG, ESG, and HOPWA programs in areas of the County outside the Cities of Milwaukee, Wauwatosa, and West Allis. Consolidated plans for the Cities of Wauwatosa and West Allis include activities proposed to be funded under the CDBG, ESG, and HOPWA programs in each City. Consolidated plans for the State of Wisconsin and the other entitlement jurisdictions in the Region are anticipated to be updated during 2014.

### ***Milwaukee County Consolidated Plan: 2014-2018***

<http://county.milwaukee.gov/HealthampHumanServic7753/HousingDivision/Programs/CDBG-Program/Planning.htm>

- Goal 1: Increase the supply of standard affordable housing for low- and moderate income persons
  - Provide rental assistance to households in need
  - Provide funding to construct new rental units
  - Provide funding to rehab affordable rental units
  - Provide funding to rehab owner-occupied units
  - Provide financial assistance to home-buyers, including to persons with disabilities
  - Provide housing accessibility modifications for persons with physical disabilities
- Goal 2: Provide services to targeted populations
  - Provide health and recreational services to elderly and disadvantaged persons

- Provide recreation and educational opportunities for youth
- Assist crime awareness and drug abuse programs
- Provide support services for low- and moderate-income persons seeking self-sufficiency, jobs, and housing counseling
- Goal 3: Improve/develop infrastructure
  - Rehab/construct facilities and provide infrastructure to meet the needs of low- and moderate-income persons
  - Remove blight
  - Improve parks
- Goal 4: Develop economy and employment
  - Provide technical assistance to persons starting a business
  - Provide financial assistance to micro-businesses to create jobs
  - Assist businesses to create jobs
- Goal 5: Provide strong program planning and administration

***City of Wauwatosa Consolidated Plan: 2014-2018***

<http://www.wauwatosa.net/index.aspx?NID=391>

- Goal 1: Increase the supply of standard affordable housing for low- and moderate income persons
  - Provide new rental units
  - Provide funding to rehab affordable rental units, including units for persons with disabilities
  - Provide funding to rehab homeowner units
  - Provide minor housing rehab/accessibility modifications for owner-occupied housing
  - Promote home-ownership, including for persons with disabilities
- Goal 2: Provide services to targeted populations
  - Provide health and recreational services to elderly, disadvantaged, and HIV/AIDS populations
  - Provide recreation and education opportunities
  - Assist crime awareness and drug abuse programs
  - Provide support services for low- and moderate-income persons seeking self-sufficiency, jobs, and housing counseling
  - Provide emergency basic needs services
- Goal 3: Improve/develop infrastructure
  - Rehab/construct facilities providing services to low- and moderate-income persons
  - Provide infrastructure to meet the needs of low- and moderate-income persons
  - Improve parks
  - Remove blighting influences
  - Work with private sector to meet new infrastructure needs to serve low- and moderate-income persons
- Goal 4: Develop economy and employment
  - Assist private businesses to create jobs
  - Provide technical assistance to persons starting a business
  - Provide loans to micro-businesses
  - Work with nonprofits to provide training to low- and moderate-income persons
  - Provide gap-filling employment services to households receiving public assistance
- Goal 5: Provide strong program planning and administration

***City of West Allis Consolidated Plan: 2014-2018***

<http://www.westalliswi.gov/index.aspx?nid=395>

- Goal 1: Increase the supply of standard affordable housing for low- and moderate income persons
  - Provide funding to rehab owner-occupied single-family and duplex units
  - Provide funding to rehab rental properties
  - Explore public-private partnerships to improve housing quality

- Goal 2: Provide services to targeted populations
  - Provide health and recreational services to elderly persons, including through assisting and funding the City's Senior Center
  - Provide health and recreational services, including assessments of lead-based paint and other safety hazards in the homes of low- and moderate-income persons
  - Provide recreation and educational opportunities for youth
  - Assist crime awareness and drug abuse programs, including graffiti removal, gang prevention, and neighborhood watch programs, and funding for community service officer patrols in low- and moderate-income areas
- Goal 3: Improve/develop infrastructure
  - Carry out infrastructure projects to meet the needs of low- and moderate-income persons, including streetscape improvements in low- and moderate-income areas
  - Remove blight, including through the Exterior Code Enforcement Program
  - Improve parks
- Goal 4: Develop economy and employment
  - Provide micro-enterprise technical assistance, counseling, and education services
  - Assist private businesses to create jobs
  - Provide funding for business façade improvements
- Goal 5: Provide strong program planning and administration



**Table 1**

**HOUSEHOLDS REPORTING A MEMBER WITH A DISABILITY  
 IN THE MILWAUKEE METROPOLITAN STATISTICAL AREA:<sup>a</sup> 2011**

Type of Disability	Households Reporting a Disability <sup>b</sup>		Owner-Occupied Households Reporting a Disability <sup>b</sup>		Renter-Occupied Households Reporting a Disability <sup>b</sup>	
	Number	Percent <sup>c</sup>	Number	Percent <sup>d</sup>	Number	Percent <sup>e</sup>
Hearing <sup>f</sup> .....	28,200	4.5	18,600	4.6	9,600	4.3
Vision <sup>g</sup> .....	9,800	1.6	6,900	1.7	2,900	1.3
Mental <sup>h</sup> .....	34,400	5.5	18,900	4.7	15,500	7.0
Physical <sup>i</sup> .....	69,500	11.1	33,700	8.3	35,800	16.1
Self-Care <sup>j</sup> .....	21,700	3.5	12,750	3.1	8,950	4.0
Go-Outside-Home <sup>k</sup> .....	40,000	6.4	21,450	5.3	18,550	8.3
Total Households	627,800	--	405,150	--	222,650	--

<sup>a</sup>The Milwaukee Metropolitan Statistical Area (MSA) includes Milwaukee, Ozaukee, Washington, and Waukesha Counties.

<sup>b</sup>Includes all households reporting at least one member with the type of disability listed. There may be more than one household member with a disability, and a household member may have been reported as having more than one type of disability. Hearing and vision disabilities were collected for all household members; mental, physical, and self-care disabilities were collected for household members at least five year of age; and go-outside-home disabilities were collected for household members at least 15 years of age.

<sup>c</sup>Percent of total households in MSA.

<sup>d</sup>Percent of owner-occupied households in MSA.

<sup>e</sup>Percent of renter-occupied households in MSA.

<sup>f</sup>Hearing disabilities are defined as deafness or a hearing impairment that makes it very difficult to hear conversations, televisions, or radio broadcasts.

<sup>g</sup>Vision disabilities are defined as blindness or serious difficulty reading or driving due to a visual impairment even while wearing glasses.

<sup>h</sup>Mental disabilities are defined as serious difficulty concentrating, remembering, or making decisions; and includes Alzheimer's disease, dementia, and serious learning disabilities.

<sup>i</sup>Physical disabilities are defined as serious difficulty walking up to three city blocks or climbing one set of stairs.

<sup>j</sup>Self-care disabilities are defined as having serious difficulty dressing or bathing oneself.

<sup>k</sup>Go-outside-home disabilities are defined as difficulty doing errands such as visiting a doctor's office or shopping by oneself.

Source: U.S. Bureau of the Census – American Housing Survey and SEWRPC.

Table 2

**OCCUPIED HOUSING UNITS WITH ACCESSIBILITY FEATURES  
 IN THE MILWAUKEE METROPOLITAN STATISTICAL AREA:<sup>a</sup> 2011**

Accessibility Feature	Housing Units Reporting Feature <sup>b</sup>		Owner-Occupied Housing Unit Reporting Feature <sup>b</sup>		Renter-Occupied Housing Unit Reporting Feature <sup>b</sup>	
	Number	Percent <sup>c</sup>	Number	Percent <sup>d</sup>	Number	Percent <sup>e</sup>
Ramps	1,700	0.3	1,000	0.2	700	0.3
In use due to a physical limitation	500	0.1	400	0.1	100	-- <sup>f</sup>
Not in use due to a physical limitation	1,200	0.2	600	0.1	600	0.3
Extra wide doors or hallways <sup>g</sup>	64,700	10.3	33,700	8.3	31,000	14.0
In use due to a physical limitation	6,900	1.1	2,200	0.5	4,700	2.1
Not in use due to a physical limitation	57,800	9.2	31,500	7.8	26,300	11.8
Floors with no steps between rooms	449,500	71.6	274,400	67.7	175,100	78.8
In use due to a physical limitation	16,600	2.6	6,300	1.5	10,300	4.6
Not In use due to a physical limitation	432,900	69.0	268,100	66.2	164,800	74.2
Hand rails or grab bars on steps	118,700	18.9	89,600	22.1	29,100	13.1
In use due to a physical limitation	10,800	1.7	7,600	1.9	3,200	1.4
Not In use due to a physical limitation	107,900	17.2	82,000	20.2	25,900	11.7
Hand rails or grab bars in bathroom	136,500	21.7	86,800	21.4	49,700	22.4
In use due to a physical limitation	32,400	5.2	14,500	3.6	17,900	8.1
Not In use due to a physical limitation	104,100	16.5	72,300	17.8	31,800	14.3
Hand rails or grab bars other areas	14,900	2.4	7,600	1.9	7,300	3.3
In use due to a physical limitation	3,700	0.6	1,800	0.4	1,900	0.9
Not In use due to a physical limitation	11,200	1.8	5,800	1.5	5,400	2.4
Entry level bedroom <sup>h</sup>	419,700	66.9	252,900	62.4	166,800	75.1
In use due to a physical limitation	22,000	3.5	12,200	3.0	9,800	4.4
Not In use due to a physical limitation	397,700	63.4	240,700	59.4	157,000	70.7
Entry level bathroom <sup>g,h</sup>	522,800	83.3	341,600	84.3	181,200	81.6
In use due to a physical limitation	27,200	4.3	16,400	4.0	10,800	4.9
Not In use due to a physical limitation	495,600	79.0	325,200	80.3	170,400	76.7
Built-in seats in shower	66,400	10.6	53,800	13.3	12,600	5.7
In use due to a physical limitation	6,200	1.0	3,300	0.8	2,900	1.3
Not In use due to a physical limitation	60,200	9.6	50,500	12.65	9,700	4.4
Handles on doors instead of knobs	98,100	15.6	70,200	17.3	27,900	12.6
In use due to a physical limitation	6,300	1.0	2,700	0.6	3,600	1.6
Not In use due to a physical limitation	91,800	14.6	67,500	16.7	24,300	11.0
Handles or levers on sinks	311,300	49.6	226,000	55.8	85,300	38.4
In use due to a physical limitation	12,100	1.9	5,500	1.4	6,600	3.0
Not In use due to a physical limitation	299,200	47.7	220,500	54.4	78,700	35.4
Roll-out trays or lazy susans in cabinets	161,600	25.7	139,600	34.5	22,000	9.9
In use due to a physical limitation	4,600	0.7	3,600	0.9	1,000	0.5
Not In use due to a physical limitation	157,000	25.0	136,000	33.6	21,000	9.4
Total Housing Units	627,800	--	405,150	--	222,150	--

<sup>a</sup>The Milwaukee Metropolitan Statistical Area (MSA) includes Milwaukee, Ozaukee, Washington, and Waukesha Counties. Accessibility features are features that assist people with disabilities with living comfortably in their home.

<sup>b</sup>More than one type of feature may be present in a housing unit.

<sup>c</sup>Percent of total households in MSA.

<sup>d</sup>Percent of owner-occupied households in MSA.

**Table 2 (continued)**

<sup>e</sup>Percent of renter-occupied households in MSA.

<sup>f</sup>Less than 0.01 percent.

<sup>g</sup>Doors and hallways are considered "extra wide" if there is a clearance of 36 inches or more.

<sup>h</sup>Includes only units with two or more floors.

Source: U.S. Bureau of the Census – American Housing Survey and SEWRPC.

Table 3

**SECTION 8 HOUSING CHOICE VOUCHERS  
 ALLOTTED IN THE SOUTHEASTERN WISCONSIN REGION: 2013**

Public Housing Agency <sup>a</sup>	2013 Vouchers		Increase 2011 to 2013	
	Number	Percent	Number	Percent <sup>b</sup>
Kenosha County				
City of Kenosha Housing Authority.....	1,181	8.9	20	1.7
WHEDA.....	100	0.8	--	--
County Subtotal	1,281	9.7	20	1.6
Milwaukee County				
Housing Authority of the City of Milwaukee.....	5,600 <sup>c</sup>	42.3	--	--
Milwaukee County Housing Division .....	2,058 <sup>d</sup>	15.5	44	2.2
West Allis Housing Authority .....	457 <sup>e</sup>	3.5	--	--
County Subtotal	8,115	61.3	44	2.2
Ozaukee County				
WHEDA.....	100	0.8	--	--
County Subtotal	100	0.8	--	--
Racine County				
The Housing Authority of Racine County .....	1,539	11.6	--	--
County Subtotal	1,539	11.6	--	--
Walworth County				
Walworth County Housing Authority .....	410	3.1	--	--
County Subtotal	410	3.1	--	--
Washington County				
Hartford Community Development Authority <sup>f</sup> ...	148	1.1	30	25.4
West Bend Housing Authority <sup>f</sup> .....	244	1.8	--	--
WHEDA.....	75	0.6	--	--
County Subtotal	467	3.5	30	6.9
Waukesha County				
New Berlin Housing Authority <sup>g</sup> .....	88	0.6	--	--
Housing Authorities of the City and County of Waukesha <sup>g</sup> .....	1,243	9.4	88	7.6
County Subtotal	1,331	10.0	88	7.1
Region Total	13,243	100.0	182	1.4

Note: This table updates Table 168 in the Regional Housing Plan report.

<sup>a</sup>Includes only public housing agencies that administer the Section 8 Housing Choice Voucher Program. Project-based vouchers are not included on this table.

<sup>b</sup>Percent increase between vouchers in 2011 and 2013. There were 13,061 housing choice vouchers allotted to the Region in 2011.

<sup>c</sup>Number of vouchers in 2011. Updated information was not available from the Housing Authority of the City of Milwaukee.

<sup>d</sup>Includes 319 project-based vouchers and 1,739 housing choice vouchers.

<sup>e</sup>Includes 100 vouchers for Veterans Affairs Supportive Housing (VASH).

<sup>f</sup>PHA voucher programs in Washington County are now administered by WHEDA.

<sup>g</sup>The voucher programs for all PHAs in Waukesha County are administered by the Housing Authorities of the City and County of Waukesha.

Source: Public Housing Agencies and SEWRPC.

Table 4

**PUBLIC HOUSING UNITS MANAGED BY PUBLIC HOUSING AGENCIES (PHA) IN THE SOUTHEASTERN WISCONSIN REGION: 2013**

Public Housing Agency <sup>a</sup>	Family Units		Elderly/Special Needs Units		Total Units	
	Number	Percent	Number	Percent	Number	Percent
Milwaukee County						
Housing Authority of the City of Milwaukee <sup>b</sup>	2,881 <sup>c</sup>	93.1	1,906	81.8	4,787	88.3
South Milwaukee Housing Authority .....	52	1.7	8	0.3	60	1.1
West Allis Housing Authority <sup>d</sup> .....	0	0.0	104	4.5	104	1.9
County total	2,933	94.8	2,018	86.6	4,951	91.3
Racine County						
Housing Authority of Racine County .....	0	0.0	10	0.4	10	0.2
County total	0	0.0	10	0.4	10	0.2
Washington County						
Slinger Housing Authority.....	8	0.3	41	1.8	49	0.9
West Bend Housing Authority .....	0	0.0	146	6.3	146	2.7
County total	8	0.3	187	8.1	195	3.6
Waukesha County						
Housing Authorities of the City and County of Waukesha .....	152	4.9	114	4.9	266	4.9
County total	152	4.9	114	4.9	266	4.9
Region	3,093	100.0	2,329	100.0	5,422	100.0

Note: This table updates Table 169 in the Regional Housing Plan report.

<sup>a</sup>Includes only public housing agencies that manage low-rent public housing units.

<sup>b</sup>Number of units in 2011. Updated information was not available from the Housing Authority of the City of Milwaukee.

<sup>c</sup>980 family housing units are affordable housing units for families with an average annual income of \$24,794 (Middle-Income Housing).

<sup>d</sup>The West Allis Housing Authority does not receive any Federal rent-assistance funding for the Beloit Road Senior Housing complex, but does receive 100 project-based vouchers for the complex.

Source: Public Housing Agencies and SEWRPC.

Table 5

**LOW INCOME HOUSING TAX CREDIT (LIHTC) AWARDS IN THE  
 SOUTHEASTERN WISCONSIN REGION: 2006 THROUGH 2013<sup>a</sup>**

County/Community	Name	Year of Award	Household Type	Low-Income Units	Total Units
<b>Kenosha County</b>					
City of Kenosha.....	Harborside Commons	2009	Elderly	81	89
City of Kenosha.....	Sheridan/Lincoln Apartments <sup>b</sup>	2009	Family	48	48
City of Kenosha.....	Celebre Place	2010	RCAC	47	47
City of Kenosha.....	Uptown Gardens	2010	Family	70	70
City of Kenosha.....	Residences at Library Park <sup>c</sup>	2013	Family	38	46
Village of Pleasant Prairie .....	Prairie Villa Senior Apartments	2007 <sup>d</sup>	Elderly	56	71
Village of Twin Lakes .....	Residences on Main	2012	Elderly	21	24
Town of Salem .....	Meadows of Mill Creek	2012	Family	20	24
Scattered.....	Silvercrest- Arbor Green <sup>b</sup>	2011	Majority Family	84	84
County Subtotal	--	--	--	465	503
<b>Milwaukee County</b>					
City of Franklin.....	Foresthill Highlands, Phase V	2009	Elderly	17	24
City of Franklin.....	Foresthill Highlands, Phase VI	2010	Elderly	17	24
City of Greenfield.....	Hill Crest Senior Housing	2009	Elderly	40	41
City of Milwaukee.....	Boulevard Commons	2006	Family	20	22
City of Milwaukee.....	Cherry Court Midrise	2006 <sup>d</sup>	Majority Persons with Disabilities	120 <sup>e</sup>	120
City of Milwaukee.....	Convent Hill Gardens	2006 <sup>d</sup>	Elderly	40	40
City of Milwaukee.....	Dr. Wesley L. Scott Senior Living Community	2006 <sup>d</sup>	Elderly	74	80
City of Milwaukee.....	Fond du Lac Center	2006	Family	22	24
City of Milwaukee.....	Grand Haven Apartments <sup>b</sup>	2006	Elderly	79	80
City of Milwaukee.....	Granville Heights	2006	Majority Elderly	50	63
City of Milwaukee.....	Kramer Lofts	2006	Family	43	55
City of Milwaukee.....	New Village	2006 <sup>d</sup>	Family	24	24
City of Milwaukee.....	Park Club Apartments <sup>b</sup>	2006	Family	56	56
City of Milwaukee.....	Park Hill Senior Apartments <sup>b</sup>	2006	Elderly	62	62
City of Milwaukee.....	Windsor Court Apartment Homes <sup>b</sup>	2006	Majority Family	159	159
City of Milwaukee.....	1218 Highland Avenue	2007	Homeless	24	24
City of Milwaukee.....	Bishop's Creek Family Housing	2007 <sup>d</sup>	Family	45	54
City of Milwaukee.....	Blue Ribbon Loft Apartments	2007	Family	56	92
City of Milwaukee.....	Boulevard Commons – Additional Credit	2007	Family	21	23
City of Milwaukee.....	Convent Hill – Additional Credit <sup>b</sup>	2007 <sup>d</sup>	Majority Elderly	80 <sup>f</sup>	80
City of Milwaukee.....	Garden Terrace RCAC	2007	Mixed	64	80
City of Milwaukee.....	King Drive Commons II – Additional Credit	2007 <sup>d</sup>	Family	23	24
City of Milwaukee.....	Prince Hall Village	2007	Family	24	24
City of Milwaukee.....	Scattered Sites <sup>b</sup>	2007	Majority Family	24	24
City of Milwaukee.....	St. Catherine Residence	2007	Family	42	46
City of Milwaukee.....	Teutonia Gardens	2007	Family	21	24
City of Milwaukee.....	UMCS Townhomes	2007	Family	5	6
City of Milwaukee.....	United House	2007	Family	23	24
City of Milwaukee.....	Valley Gardens RCAC	2007	Majority RCAC	49	60
City of Milwaukee.....	Blue Ribbon Loft Apartments – Additional Credit	2008	Family	69	95
City of Milwaukee.....	Fernwood Court <sup>b</sup>	2008	Elderly	120	121
City of Milwaukee.....	McGovern Commons <sup>b</sup>	2008	Elderly	56	56

Table 5 (continued)

County/Community	Name	Year of Award	Household Type	Low-Income Units	Total Units
City of Milwaukee	Prince Hall Assisted Living	2008	RCAC	52	60
City of Milwaukee	Scattered Sites II <sup>b</sup>	2008	Majority Family	24	24
City of Milwaukee	Silver Spring Square Apartments <sup>b</sup>	2008	Mixed	48	48
City of Milwaukee	The Avenue	2008	Family	20	24
City of Milwaukee	UMCS Expansion	2008	Mixed	22	24
City of Milwaukee	William A. Passavant RCAC	2008	RCAC	45	52
City of Milwaukee	Becher Terrace	2009	Mixed	80	80
City of Milwaukee	Empowerment Village - Lincoln	2009	Supportive	30	30
City of Milwaukee	Empowerment Village - National	2009	Supportive	35	35
City of Milwaukee	Franklin Square	2009	Family	35	36
City of Milwaukee	Garfield Park <sup>c</sup>	2009	Family	69	69
City of Milwaukee	Glenbrook Apartment <sup>b</sup>	2009	Family	72	72
City of Milwaukee	Heart and Hope Place	2009	Family	35	36
City of Milwaukee	Johnston Center Residences	2009	Supportive	43	43
City of Milwaukee	Johnston Center Residences –Additional Credit <sup>b</sup>	2009	Supportive	48	48
City of Milwaukee	National Avenue Lofts	2009	Family	72	73
City of Milwaukee	Ridgewood Apartments <sup>b</sup>	2009	Elderly	150	150
City of Milwaukee	Silver City Townhomes	2009	Family	19	20
City of Milwaukee	Veterans Manor	2009	Supportive	52	52
City of Milwaukee	Villard Square - Grandfamily	2009	Family	47	47
City of Milwaukee	Westridge Apartments <sup>b</sup>	2009	Elderly	150	150
City of Milwaukee	2500 W Fond du Lac Avenue Apartments	2009	Supportive	38	38
City of Milwaukee	Beerline B Apartments	2010	Family	119	140
City of Milwaukee	Brewer's Hill Lofts	2010	Family	45	45
City of Milwaukee	Mitchell Street Market Lofts	2010	Family	23	24
City of Milwaukee	Northside Homeowners Initiative	2010	Family	40	40
City of Milwaukee	Olga Village	2010	Elderly	37 <sup>g</sup>	37
City of Milwaukee	Riverworks Lofts	2010	Family	36	36
City of Milwaukee	UMCS Phase III	2010	Family	24	24
City of Milwaukee	United Home	2010	Family	24	24
City of Milwaukee	Westlawn Revitalization <sup>h</sup>	2010	Family	250 <sup>i</sup>	250
City of Milwaukee	Brewery Point Apartments	2011	Elderly	46	48
City of Milwaukee	Florist Garden Apartments <sup>b</sup>	2011	Family	77	80
City of Milwaukee	Grand Avenue Lofts <sup>b</sup>	2011	Family	32	32
City of Milwaukee	King Drive Commons IV	2011	Family	45	45
City of Milwaukee	La Corona <sup>b</sup>	2011	Majority Family	55	55
City of Milwaukee	Maria Linden	2011	Mixed	61	72
City of Milwaukee	Northside Neighborhood Initiative <sup>b</sup>	2011	Family	40	40
City of Milwaukee	NSP Scattered Sites <sup>b</sup>	2011	Family	40	40
City of Milwaukee	Sherman Park Commons	2011	Family	68	68
City of Milwaukee	Family Supportive Housing at Center and Buffum	2012	Supportive	37	37
City of Milwaukee	Farwell Studio Apartments <sup>c</sup>	2012	Mixed	34	34
City of Milwaukee	Impact Milwaukee I <sup>b</sup>	2012	Family	24	24
City of Milwaukee	LBWN – Rent to Own Homes <sup>b</sup>	2012	Family	24	24
City of Milwaukee	Northside Homeowners' Initiative II <sup>b</sup>	2012	Family	30	30
City of Milwaukee	Northside Neighborhood Initiative II <sup>b</sup>	2012	Family	60	60
City of Milwaukee	UMCS Phase III	2012	Family	24	24
City of Milwaukee	700 Lofts <sup>c</sup>	2013	Family	41	49
City of Milwaukee	Appleton Heights Townhomes	2013	Family	15	18
City of Milwaukee	Glendale heights Townhomes	2013	Family	15	18
City of Milwaukee	Ingram Place Apartments	2013	Family	45	53

Table 5 (continued)

County/Community	Name	Year of Award	Household Type	Low-Income Units	Total Units
City of Milwaukee .....	Paper Box Lofts <sup>c</sup>	2013	Family	61	72
City of Milwaukee .....	Washington Park Homeowners' Initiative <sup>b</sup>	2013	Family	42	42
City of Milwaukee .....	Community for Returning Women Soldiers	2013 <sup>i</sup>	Mixed	23	26
City of Milwaukee .....	Milwaukee Prosperity Harambee <sup>b</sup>	2013 <sup>i</sup>	Family	32	35
City of St. Francis.....	Sacred Heart Senior Apartments	2009	Elderly	68	68
City of Wauwatosa .....	Cedar Glen Senior Housing Housing	2010	Elderly	79	80
City of West Allis .....	Beloit Road Senior Housing <sup>k</sup>	2011	Majority Elderly	100	104
City of West Allis .....	The Fountains of West Allis	2011	Majority Persons with Disabilities	35	35
Village of Greendale.....	Berkshire Greendale	2010	Elderly	76	90
Village of Brown Deer.....	Bradley Crossing	2011	Mixed	60	60
Village of Brown Deer.....	Beaver Creek Apartments	2013	Majority	37	44
Village of Brown Deer.....	Bradley Crossing II	2013	Majority Supportive	54	54
County Subtotal	--	--	--	4,833	5,123
Ozaukee County					
Village of Belgium .....	New Luxembourg Senior Housing	2008	Elderly	20	24
County Subtotal	--	--	--	20	24
Racine County					
City of Burlington.....	Foxtree Hillcrest <sup>b</sup>	2008	Family	36	36
City of Burlington.....	Fox Crossing Apartments	2013	Family	21	24
City of Racine.....	Hometown Harbor Racine – Unit 3	2007	RCAC	21	24
City of Racine.....	Lincoln Villas <sup>b</sup>	2008	Elderly	97	99
City of Racine.....	Regency West Apartments	2009	Family	72	72
Village of Caledonia .....	Parkview Gardens	2007	Elderly	19	24
Village of Caledonia .....	Parkview Gardens II	2011	Elderly	23	23
Village of Caledonia .....	Parkview Gardens III	2012	Elderly	73	73
County Subtotal	--	--	--	362	375
Walworth County					
Cities of Elkhorn and Lake Geneva.....	Walworth Apartments <sup>b</sup>	2012	Majority Elderly	134	139
County Subtotal	--	--	--	134	139
Washington County					
City of Hartford.....	Millpond Apartments <sup>b</sup>	2008	Elderly	32	32
City of West Bend.....	River Bluff Townhomes	2009	Family	36	36
City of West Bend.....	Arbor Trace Apartments <sup>b</sup>	2010	Family	71	74
City of West Bend.....	Auxiliary Court	2010	Elderly	53	59
Village of Kewaskum .....	Flagship Apartments <sup>b</sup>	2007	Majority Elderly	70	70
County Subtotal	--	--	--	262	277
Waukesha County					
City of New Berlin.....	MSP New Berlin	2010	Family	87	102
City of New Berlin.....	New Berlin Senior Apartments II	2010	Elderly	34	34
City of Oconomowoc.....	Wilkinson Manor <sup>b</sup>	2011	Majority Elderly	76	76
City of Oconomowoc.....	Oconomowoc School Apartments <sup>c</sup>	2012	Family	50	55
City of Waukesha.....	The Berkshire at Kensington (OHV Apartments) <sup>b</sup>	2009	Elderly	158	177
City of Waukesha.....	Hillcrest Apartments <sup>b</sup>	2012	Family	60	60
City of Waukesha.....	Meadow Ridge Apartments	2013	Family	61	70
Village of Butler .....	Hampton Regency <sup>b</sup>	2009	Elderly	119	120
Village of Menomonee Falls ...	Alta Mira II	2009	Elderly	56	57
County Subtotal	--	--	--	701	751
Region Total	--	--	--	6,777 <sup>l</sup>	7,192

NOTE: This table updates Table 173 in the Regional Housing Plan report.



**Table 5 (continued)**

<sup>a</sup>Credits awarded as of October 11, 2013. Units are new construction unless otherwise noted. In some cases, tax credits were combined with HUD or USDA- Rural Development project-based funding.

<sup>b</sup>Credits awarded to rehabilitate existing units.

<sup>c</sup>Adaptive reuse of existing non-residential building for multi-family housing.

<sup>d</sup>Credits were received in multiple years.

<sup>e</sup>Includes 70 public housing units.

<sup>f</sup>Includes 42 public housing units.

<sup>g</sup>Includes 37 public housing units.

<sup>h</sup>The east wing of Westlawn was demolished and rebuilt. Credits were awarded for new construction.

<sup>i</sup>All public housing units.

<sup>j</sup>Project awarded credits in October 2013 under the LIHTC set-aside for Veteran and High-Impact Projects (VHIP).

<sup>k</sup>Beloit Road Senior Housing units are subsidized through project-based housing vouchers administered by the City of West Allis.

<sup>l</sup>Includes credits awarded for new construction or adaptive reuse of 4,013 new low-income units and the rehabilitation of 2,764 existing units for low-income housing.

Source: Wisconsin Housing and Economic Development Authority (WHEDA) and SEWRPC.

Table 6

**WHEDA LOW INCOME HOUSING TAX CREDIT (LIHTC)  
QUALIFIED ALLOCATION PLAN (QAP) SCORING CATEGORIES: 2013-2014**

**Category 1 – Lower-Income Areas:** Development is located within a qualified census tract and contributes to a community revitalization or redevelopment plan and/or is located on Federally designated tribal land. (Up to 5 points)

**Category 2 – Energy Efficiency and Sustainability:** Development is designed to promote long term energy efficiency and sustainability through project design and site location. (Up to 48 points)

**Category 3 – Community Notification and Support:** Local notice form signed by elected official or planning director submitted (2 points; local approval not required). Up to six points awarded for letters of support from elected and non-elected local officials, housing authorities, neighborhood groups, or major employers. (Up to 8 points total)

**Category 4 – Mixed-Income Incentive:** Development offers both affordable and market rate units. (Up to 15 points)

**Category 5 – Serves Larger Families (3-bedroom or larger units):** Development offers at least 10 percent of total units with three or more bedrooms. (Up to 18 points if 26 percent or more of units are three or more bedrooms.)

**Category 6 – Serves Lowest Income Residents:** Development reserves units for households with incomes of 50 percent or less than county median income (CMI). The owner is required to maintain the stated set-aside through a Land Use Restriction Agreement (LURA). (Up to 80 points; 10 point bonus if an application includes six or more units for households at 30 percent CMI.)

**Category 7 – Supportive Housing:** Supportive services will be provided to veterans, individuals, and/or families who are homeless, at risk of homelessness, and/or have a disability.

Option A: Supportive services will be provided in an integrated setting, where less than 25 percent of residents require services (up to 15 points.)

Option B: Supportive services will be provided in a development where the majority of residents are expected to require services (up to 25 points.)

**Category 8 – Elderly Assisted Living - RCACs:** Development intends to provide supportive services to elderly persons in a certified Residential Care Apartment Complex (RCAC). (Up to 18 points)

**Category 9 –Rehab/Neighborhood Stabilization:** Development proposes rehabilitation, or acquisition and rehabilitation, of existing single-family, two-family, or four-family housing units as part of a targeted, city-supported plan to stabilize neighborhoods due to vacant properties and/or foreclosure. (Up to 30 points)

**Category 10 – Universal Design:** Development offers architectural features that increase accessibility. (Up to 23 points)

**Category 11 – Financial Participation:** Development has financial participation secured by the applicant for permanent (not construction) financing (up to 25 points).

Option A: One point for each percentage point of financial participation, including loans, grants, or cash donations from local governments, Federal agencies, the Federal Home Loan Bank, TIF financing, or area employers.

Option B: Section 8 or other rental subsidy contracts, or contracts providing operating subsidies.

**Category 12 – Owner Characteristics:** Development where the controlling entity (managing member or general partner) is partially owned and controlled by a member of a minority group or a tax-exempt organization. (Up to 6 points)

**Category 13 – Eventual Tenant Ownership:** All units are intended for eventual low-income resident ownership. (3 points)

**Category 14 – Development Team:** Development team (developer, management agent, and consultant) will be evaluated based on past performance and previous tax credit program experience. (Up to 50 points)

**Category 15 – Readiness to Proceed:** Development has permissive zoning in place for multi-family housing. (15 points)

**Category 16 – Credit Usage:** Development uses relatively fewer credits per low income unit produced. (Up to 40 points)

**Category 17 – Debt Coverage Ratio (DCR):** Developments with a minimum DCR of 1.20. (6 points)

**Table 6 (continued)**

**Category 18 – Employment Centers and High Need Areas:** Developments which are near employment centers (up to 15 points) and/or located in areas with high occupancy rates where data suggests a severe housing need or an imbalance between housing and employment opportunities (up to 15 points; up to 30 points total.)







**Maximum Score: 455 points.**

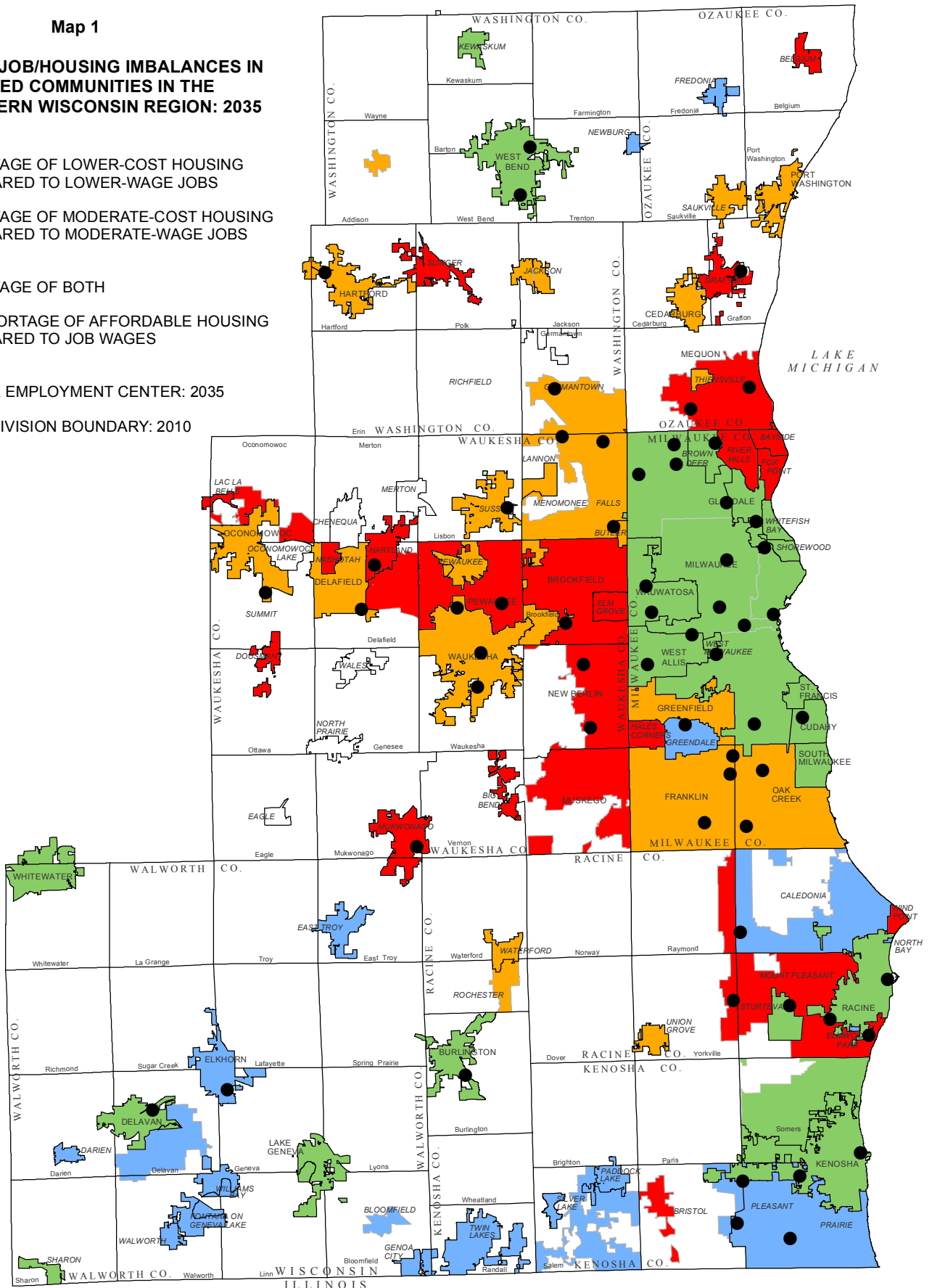
Note: This table updates Table 171 in the Regional Housing Plan report.

*Source: Wisconsin Housing and Economic Development Authority (WHEDA) and SEWRPC.*

Map 1

**PROJECTED JOB/HOUSING IMBALANCES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2035**

-  SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
-  SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
-  SHORTAGE OF BOTH
-  NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOB WAGES
-  MAJOR EMPLOYMENT CENTER: 2035
-  CIVIL DIVISION BOUNDARY: 2010



Source: Local Government Comprehensive Plans and SEWRPC.