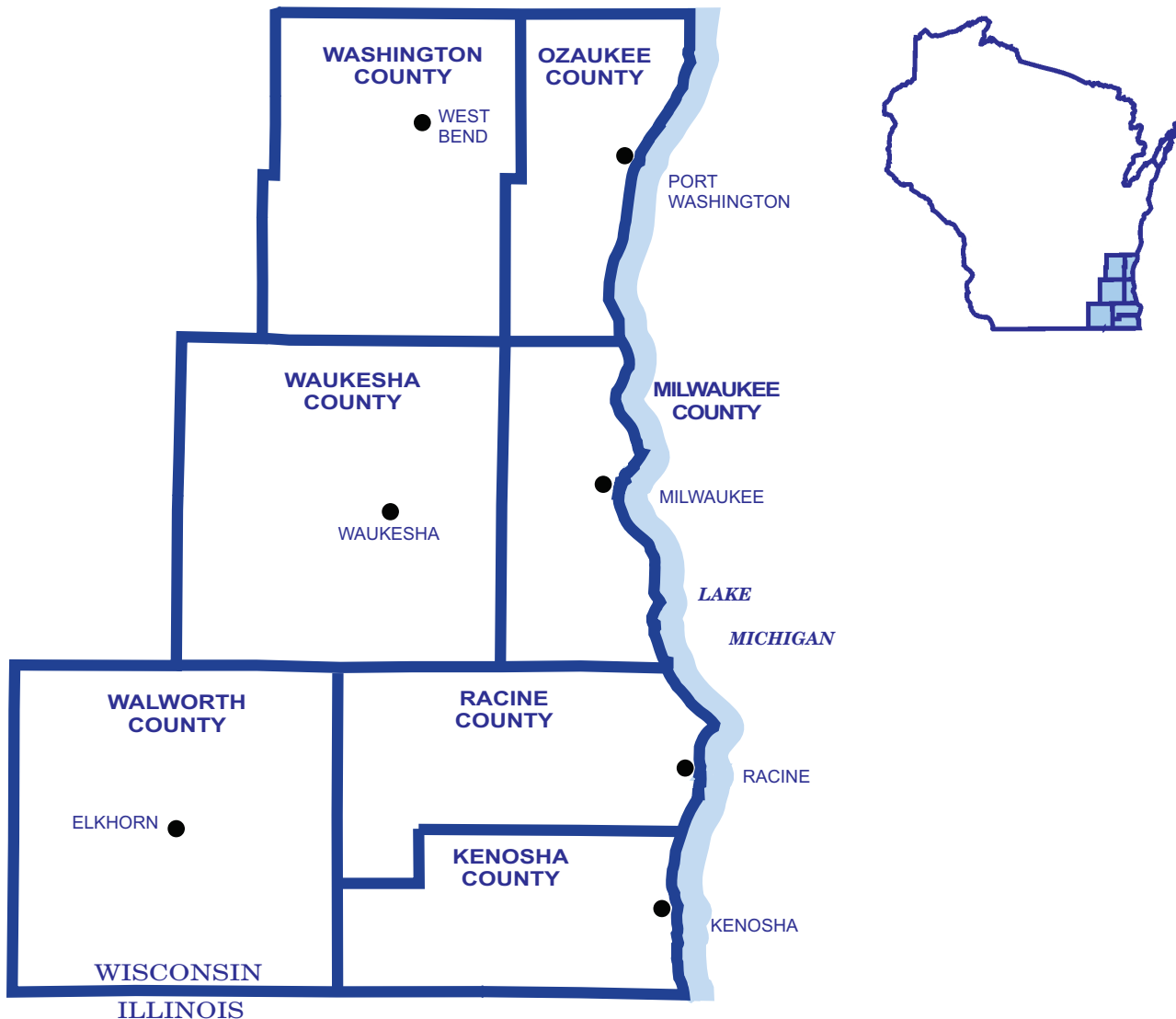


# What Is SEWRPC?



The Southeastern Wisconsin Regional Planning Commission (SEWRPC) prepares plans for the wise use of land, environmental resources, transportation, housing, and other needs in the seven counties.



The Region is comprised of seven counties and 146 cities, villages, and towns. The Region includes more than one-third of Wisconsin's population and jobs.

# Background

- The Commission prepared and adopted a regional housing plan in 1975. The plan included:
  - An analysis of housing need
  - A series of recommendations focused on reducing the economic, institutional, and social constraints on providing housing
  - A strategy for allocating subsidized housing throughout the Region
- The Regional Housing Planning Program 1969–1981
  - Financed through Federal funding (HUD)
  - The purpose of the program was to promote implementation of regional plan recommendations through outreach services, monitor progress toward meeting objectives, and provide the basis for updating the plan
  - Program eliminated with elimination of Federal funds in 1981
- Suggestions that the Commission resume regional housing planning were received during the latest update of the regional land use and transportation plans, completed in 2006
- Agreement was reached with Federal and State transportation program managers that housing planning activities would be eligible for Federal and State funding through inclusion in the Commission land use/transportation work program

# The Regional Housing Plan Advisory Committee

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

- The Advisory Committee:

- Guides and direct Commission staff in preparation of the regional housing plan
- Brings Committee member expertise, experience, and local knowledge to shape the regional housing plan
- Ultimately, will recommend a regional housing plan to the Commission for their consideration and adoption

# ***Housing Vision and Objectives***

The plan is guided by the following vision, which was adopted by the Advisory Committee:

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

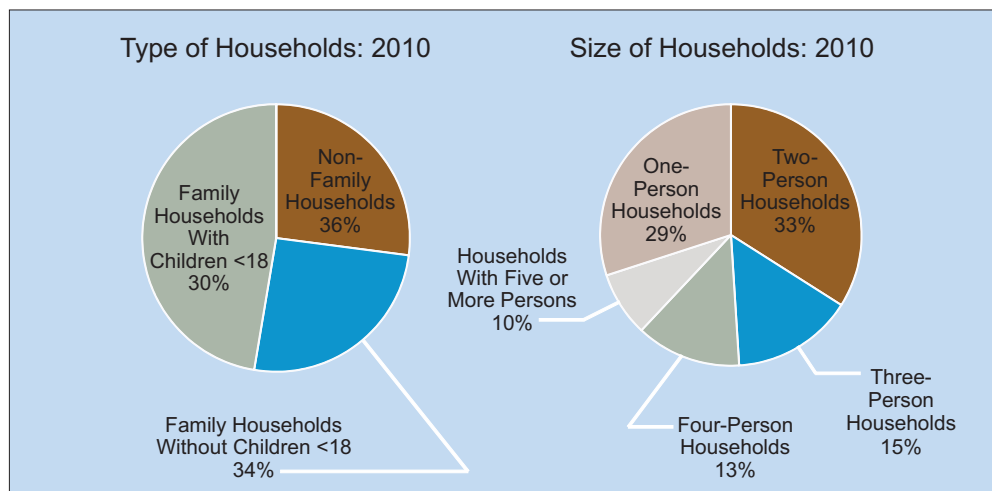
The plan has the following objectives, or long-term goals:

1. Provide decent, safe, sanitary, and financially sustainable housing for all current residents of the Region, and the Region’s anticipated future population.
2. Improve links between jobs and affordable housing by providing additional affordable housing near major employment centers; increasing employment opportunities near concentrations of existing affordable housing; and providing improved public transit between job centers and areas with affordable housing.
3. Maintain and expand the stock of subsidized housing in the Region to meet the anticipated need for such housing.
4. Provide accessible housing choices throughout the Region, including near major employment centers.
5. Eliminate housing discrimination in the Region.
6. Reduce economic and racial segregation in the Region.
7. Encourage the use of environmentally responsible residential development practices throughout the Region.
8. Encourage neighborhood design principles that provide housing in a physical environment that is healthy, safe, convenient, and attractive.



# Housing and Demographic Characteristics

- The Region grew in population from 1,240,618 persons in 1950 to 2,019,970 persons in 2010. About 36 percent of the State's population lives in the Region.
- Milwaukee County is the Region's most populous county, with a population of 947,735 residents, or about 47 percent of the Region's population. About 48 percent of the Region's housing units are located in Milwaukee County.
- It is estimated that the number of jobs in the Region decreased by about 3 percent between 2000 and 2010, from 1,222,800 jobs to 1,184,700 jobs, due to the economic recession.
- There were 800,087 households (occupied housing units) in the Region in 2010, with an average of 2.45 persons per household. About 33 percent of households were two-person households and about 29 percent were single-person households. About 28 percent of households were three- or four-person households. About 10 percent of the Region's households had five or more people.

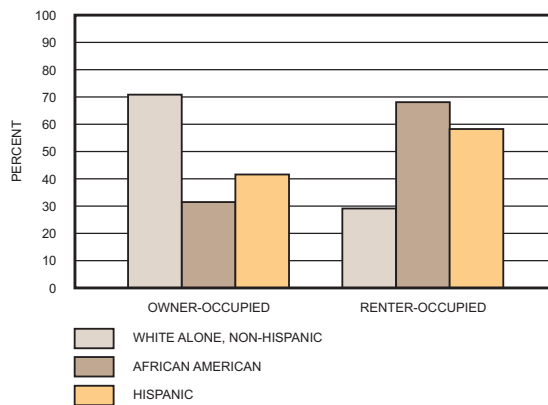


- About 64 percent of households in the Region in 2010 were family households. About half of those (46 percent) included children under the age of 18.

# Housing and Demographic Characteristics—continued

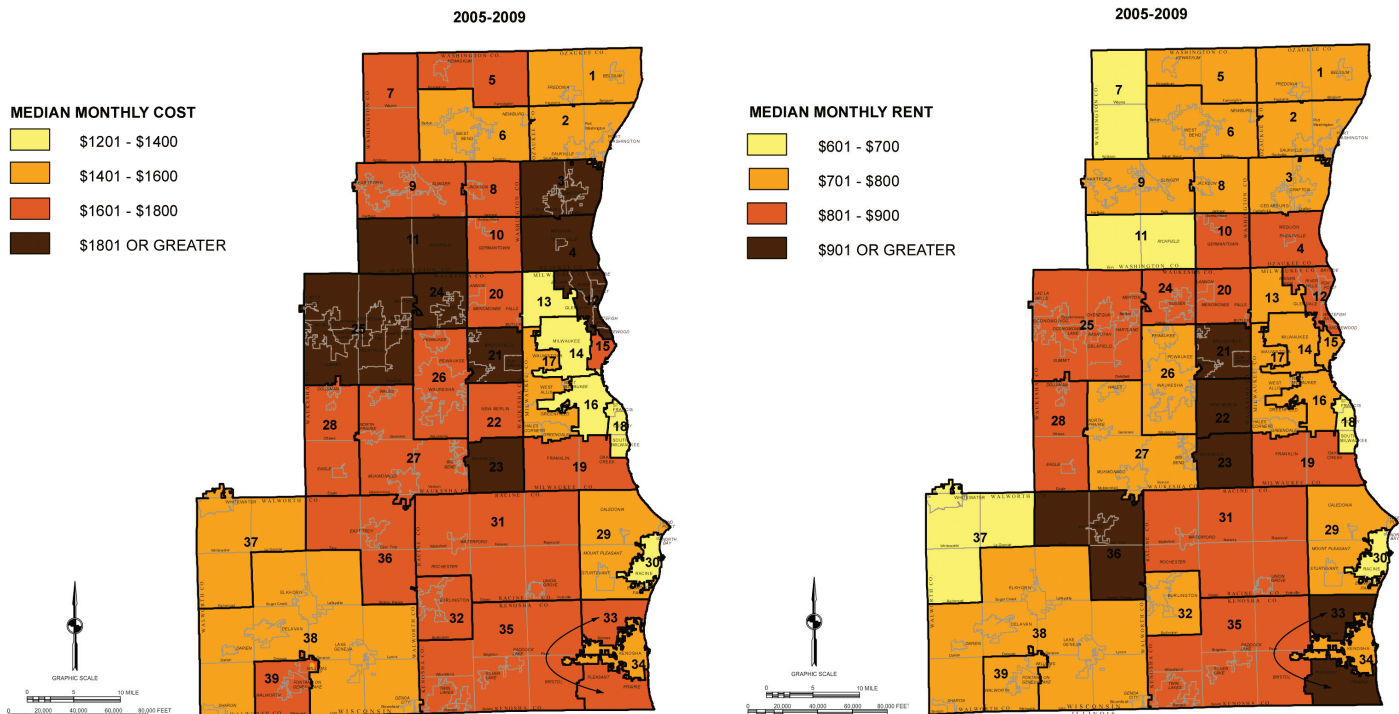
- In 2010, 37 percent of the Region's householders rented their homes and 63 percent owned their homes. Minority groups are more likely to rent than persons of White/Non-Hispanic origin. About 30 percent of households with White/Non-Hispanic householders rent their homes. About 68 percent of households with African American householders and about 58 percent of households with Hispanic householders rent their homes.

HOUSEHOLDS BY TENURE AND RACE OF HOUSEHOLDER IN THE REGION: 2010



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

- The median monthly cost for owner-occupied housing units with a mortgage was \$1,578. The median gross rent for rental housing was \$796.



# Affordable Housing

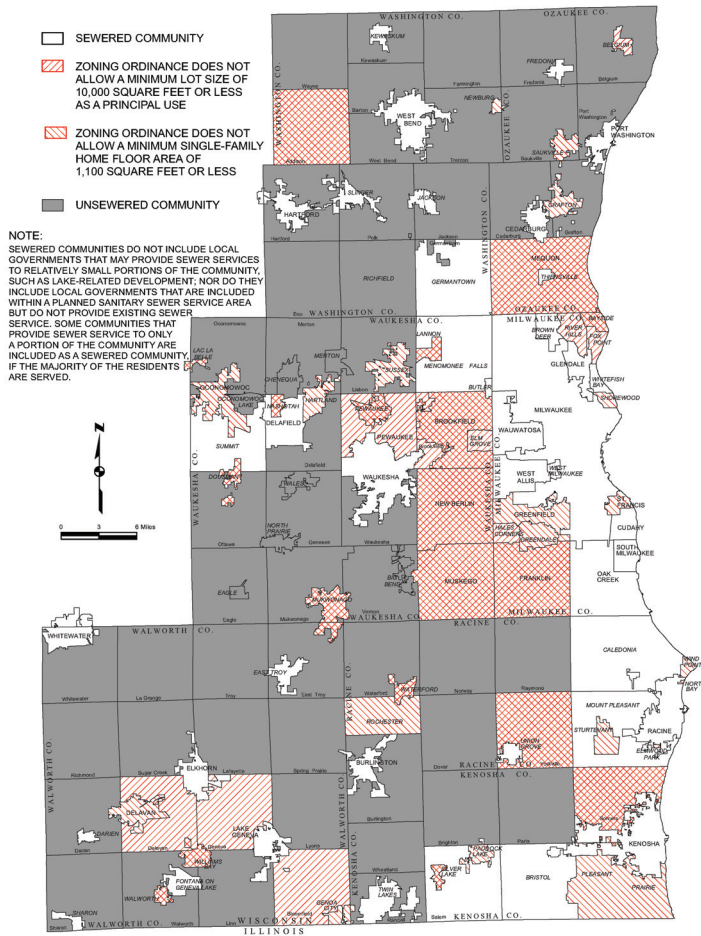
- A household is considered to have a high housing cost burden if monthly housing costs exceed 30 percent of household income.
- About **36 percent of households in the Region have a high housing cost burden**, including about 15 percent of households that spend more than 50 percent of their monthly income on housing. Over 65 percent of households with a high housing cost burden earned less than the median household income of \$50,453 in 2010.
- An analysis of housing development costs in relation to income has determined that **smaller homes (1,100 to 1,200 square feet) on lots of 10,000 square feet or less** would help to provide affordable housing to households that earn 80 percent or more of the median income (moderate-income or above).
- **Multi-family housing is essential** to provide housing for households that earn between 50 and 80 percent of the median income (considered low-income households).
- **Subsidized housing**, or housing developed by non-profit or faith-based organizations, would likely be necessary to provide housing for households that earn less than 50 percent of the median household income.
- A review of land use plan maps adopted as part of city, town, and village comprehensive plans shows that **many communities have planned minimal or no areas for the development of new multi-family and/or modest single-family housing.**



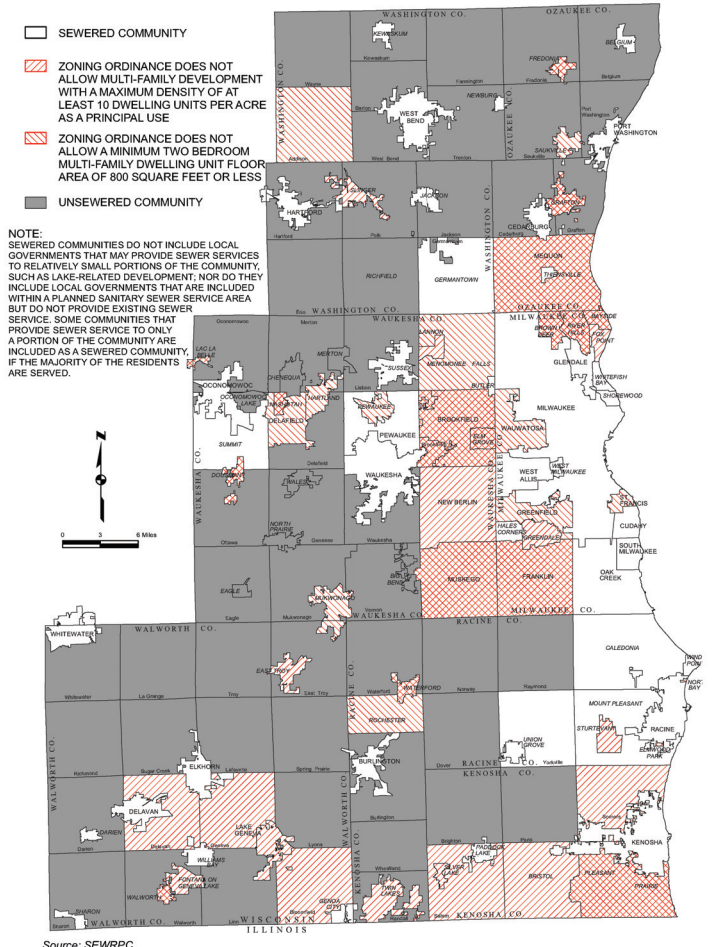
# Affordable Housing—continued

Local zoning ordinances were also reviewed to determine those communities where affordable housing could be accommodated under current regulations. **About half of the communities that provide sanitary sewer service include zoning districts that would allow the development of affordable housing.**

SEWERED COMMUNITIES WHERE RESIDENTIAL ZONING DISTRICT MINIMUM LOT SIZE AND MINIMUM FLOOR AREA REQUIREMENTS MAY RESTRICT AFFORDABLE SINGLE-FAMILY HOUSING: 2010



SEWERED COMMUNITIES WHERE RESIDENTIAL ZONING DISTRICT MAXIMUM DENSITY AND MINIMUM FLOOR AREA REQUIREMENTS MAY RESTRICT AFFORDABLE MULTI-FAMILY HOUSING: 2010

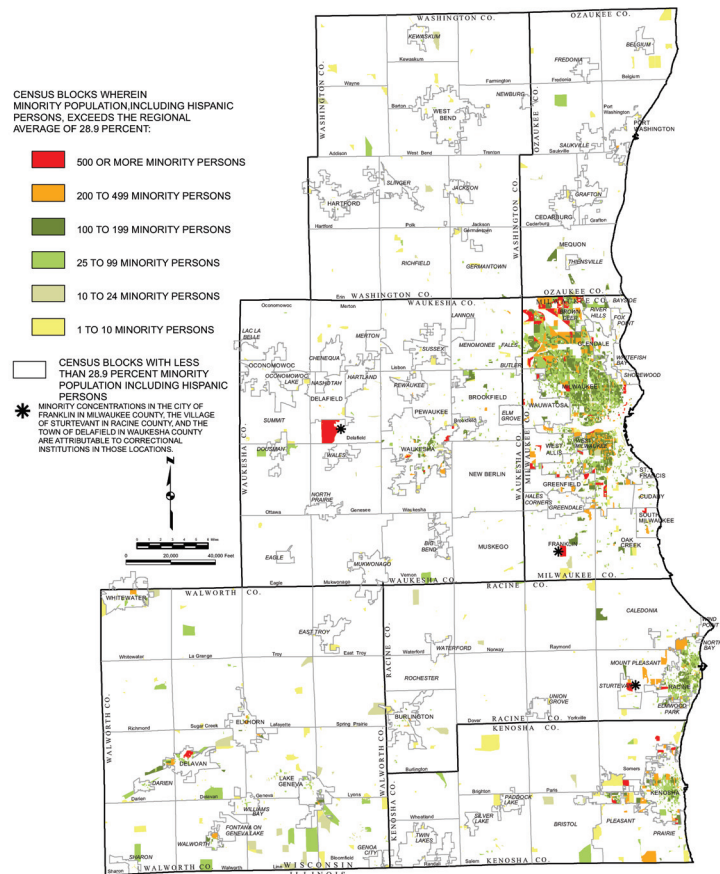


# Fair Housing

- **Minorities and persons of Hispanic origin** made up about 29 percent of the Region's population in 2010.
- Minority groups, particularly African Americans, have historically been concentrated in Milwaukee County. In 2010, about **86 percent of the Region's African American population lived in Milwaukee County.**
- In 2009, the median annual income of African-American households in the Region was about 47 percent of the median income of White/Non-Hispanic households. The median annual income of Hispanic households was about 63 percent of that of White/Non-Hispanic households.
- In 2009, about **31 percent of African-American families in the Region were in poverty**, compared to about 4 percent of White/Non-Hispanic families.

- Areas of the Region that are predominately low-income and minority typically suffer from dilapidated housing, poor-performing schools, and other adverse characteristics.

CONCENTRATIONS OF TOTAL MINORITY PERSONS WITHIN SOUTHEASTERN WISCONSIN: 2010



# Fair Housing—continued

- **Fair housing laws**, which were enacted by Congress in 1968 and by State and local governments shortly thereafter, prohibit housing discrimination on the basis of race, ethnicity, and other personal or family characteristics.

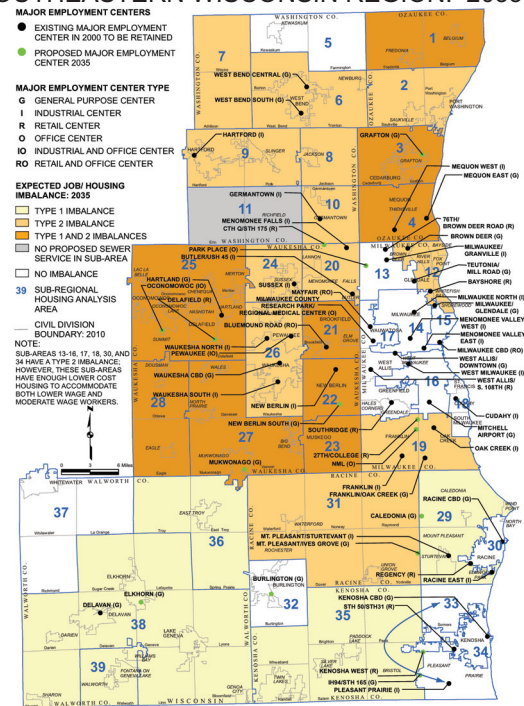
- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Federally protected classes include:<ul style="list-style-type: none"><li>• Race</li><li>• Color</li><li>• Sex</li><li>• National Origin/Ancestry</li><li>• Religion</li><li>• Disability</li><li>• Familial Status (minor children living with an adult)</li></ul></li></ul> | <ul style="list-style-type: none"><li>• State protected classes include:<ul style="list-style-type: none"><li>• Federally Protected Classes</li><li>• Age</li><li>• Marital Status</li><li>• Lawful Source of Income</li><li>• Sexual Orientation</li><li>• Victims of Domestic Abuse or Stalking</li><li>• Family Status (single-person households; adult children living with parent; adult siblings; multi-generational households)</li></ul></li></ul> |
|---|--|

- Public and private housing practices have likely contributed to the existing concentrations of low-cost housing and lower-income and minority populations in the Region. These practices include:
  - Redlining (Federal Housing Administration through 1930's)
  - Private subdivision covenants (ruled unconstitutional in 1948)
  - White flight (concerns over school quality and crime)
  - Large-lot zoning/property tax concerns
  - Community opposition to multi-family and tax-credit housing.
- Construction of **additional multi-family housing and single-family homes on lots of 10,000 square feet or less in suburban areas** would help increase the supply of housing that would be more affordable to low- and moderate-income households, which includes a high percentage of minority households.
- **Ensuring equal access to housing** that is linked to high performing schools, sustainable employment, transportation infrastructure, and childcare is essential for securing an economically viable and sustainable Southeastern Wisconsin Region.

# Job/Housing Balance

- Land use plan maps adopted as part of community comprehensive plans were analyzed to determine the potential number and type of jobs and housing units that could be accommodated in each community that has or plans to have sanitary sewer service in 2035.
- Wage characteristics of jobs and the cost of housing types that would be expected based on community land use plans were compared. Types of imbalances identified include:
  - A Type 1 imbalance is where a sub-area has a higher percentage of lower wage jobs than lower cost housing (multi-family, two-family, and mobile homes).
  - A Type 2 imbalance is where a sub-area has a higher percentage of moderate wage jobs than moderate wage housing (modest single-family homes).
- Many suburban areas are expected to have a Type 1 or Type 2 imbalance, or both.
- Additional multi-family housing and single-family homes on lots of 10,000 square feet or less may help to correct anticipated job/housing imbalances in these communities.
- The Cities of Kenosha, Milwaukee, and Racine have adequate amounts of lower-cost housing, but housing costs are still too high for lower-income households. Affordable housing strategies in these areas should include **economic and workforce development components** to help reduce high housing cost burdens.

EXPECTED JOB/HOUSING IMBALANCES BY HOUSING ANALYSIS AREA IN THE SOUTHEASTERN WISCONSIN REGION: 2035

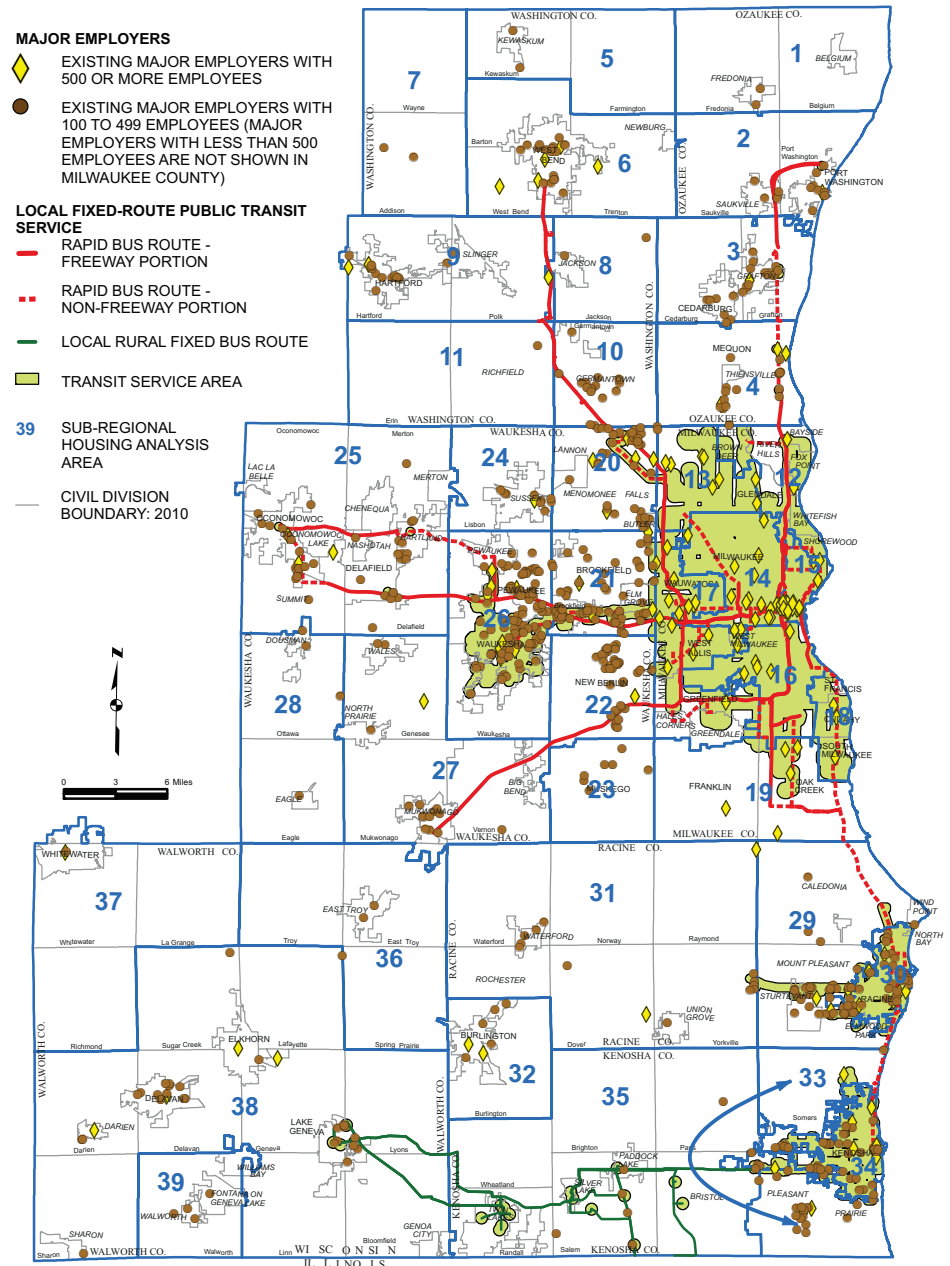


# Transit Connections Between Jobs and Housing

## MAJOR EMPLOYERS AND EXISTING PUBLIC TRANSIT SERVICE IN THE SOUTHEASTERN WISCONSIN REGION: 2010

■ Improved transit service would help provide links between affordable housing and jobs, particularly for households without access to a car.

■ In 2010, about 41 percent of major employers were accessible by local or rapid transit service.



# Transit Connections Between Jobs and Housing—continued

## MAJOR EMPLOYERS CENTERS AND THE PUBLIC TRANSIT ELEMENT OF THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN

### MAJOR EMPLOYMENT CENTERS

- EXISTING MAJOR EMPLOYMENT CENTER IN 2000 TO BE RETAINED
- PROPOSED MAJOR EMPLOYMENT CENTER 2035

### MAJOR EMPLOYMENT CENTER TYPE

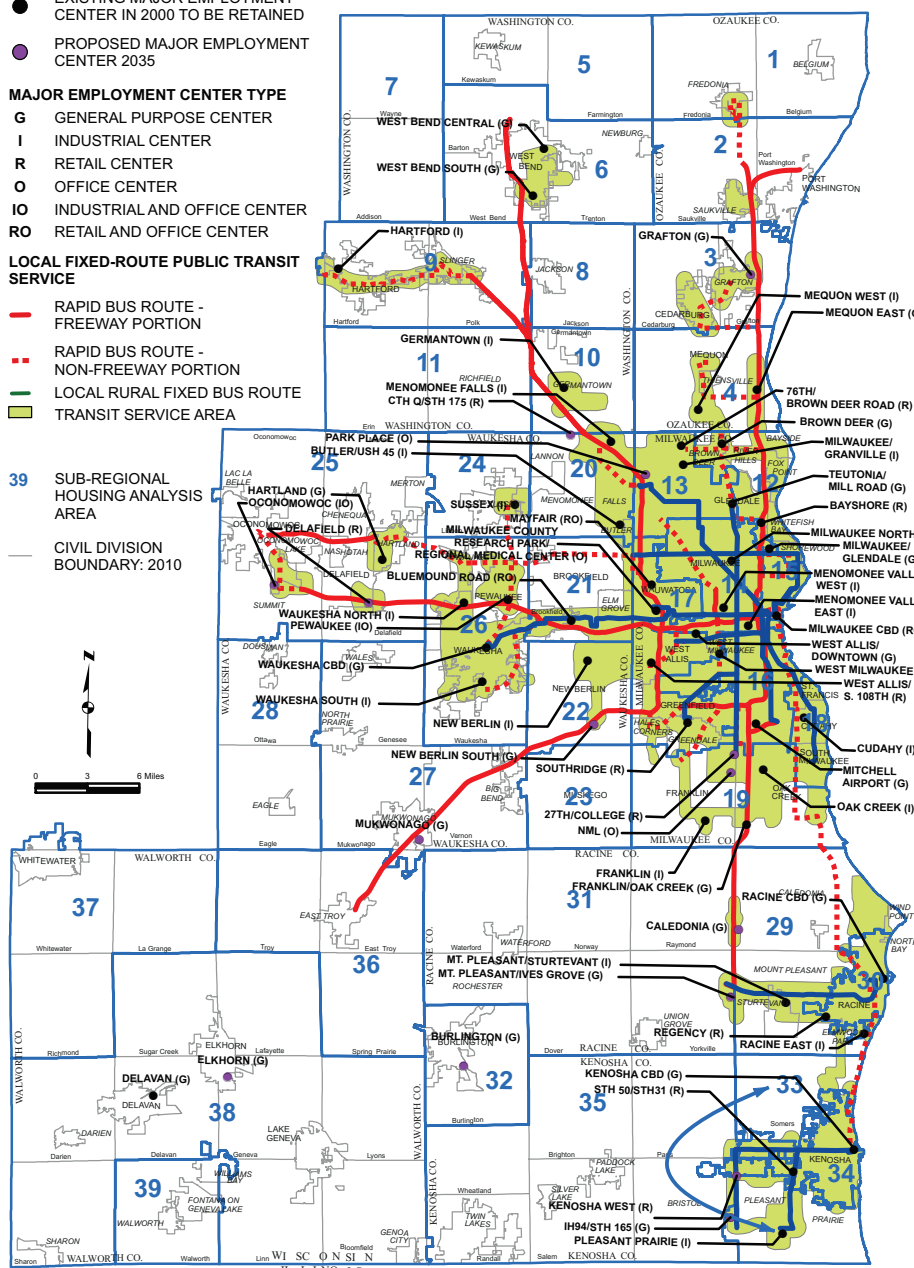
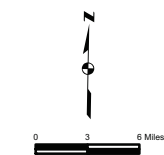
- G GENERAL PURPOSE CENTER
- I INDUSTRIAL CENTER
- R RETAIL CENTER
- O OFFICE CENTER
- IO INDUSTRIAL AND OFFICE CENTER
- RO RETAIL AND OFFICE CENTER

### LOCAL FIXED-ROUTE PUBLIC TRANSIT SERVICE

- RAPID BUS ROUTE - FREEWAY PORTION
- RAPID BUS ROUTE - NON-FREEWAY PORTION
- LOCAL RURAL FIXED BUS ROUTE
- TRANSIT SERVICE AREA

### 39 SUB-REGIONAL HOUSING ANALYSIS AREA

— CIVIL DIVISION BOUNDARY: 2010



Source: SEWRPC.

- The public transit element of the 2035 regional transportation system plan recommends significant improvement and expansion of public transit that would improve links between affordable housing and the employment centers envisioned by the regional land use plan.
- The public transit improvements recommended by the plan would provide better connections between minority and low-income populations in Milwaukee to job opportunities in outlying areas.
- The recommended public transit plan represents more than a doubling of 2010 service levels. **Implementation of this recommended expansion would be dependent on the continued commitment of the State to be a partner in the maintenance, improvement and expansion, and attendant funding of public transit.**
- The 2011-2013 State budget includes a 10 percent reduction in State funding for operating public transit systems, which may lead to cutbacks in existing service if alternative funding is not available.
- The recommended expansion of public transit in the Region would also be dependent on attaining dedicated local funding for transit.

# Accessible Housing

- Persons with disabilities include those who have difficulty with hearing, vision, cognitive functions, mobility, self-care, or independent living.
- **About 169,000 households, or about 21 percent of households in the Region**, included at least one person with a disability, based on 2010 Census data. This percentage is likely to increase in the next 20 to 30 years as the "baby boom" generation enters the 65 years and older age group, because the incidence of disabilities increases with age.
- Federal and State fair housing laws require multi-family buildings constructed after 1991 and 1993, respectively, to be accessible to persons with a mobility disability (that is, accessible to persons in wheelchairs). It is estimated that up to 61,640 multi-family housing units in the Region may be accessible to persons with mobility disabilities.
- A comparison of the number of households reporting a member with a disability to the probable amount of accessible housing indicates a **need for additional accessible housing**.
- More widespread use of **universal design features** in new homes, such as wider doorways, zero-step entrances, and accessible electrical outlet and environmental controls, would increase the availability of affordable housing for everyone, regardless of age or ability. These goals may not be realized until accessible design features become standard construction practices.
- **Housing affordability** is a concern for persons with disabilities. The median annual income for persons with disabilities was about half that for persons without disabilities in the Region in 2009, which restricts the housing choices of persons with disabilities. **Additional multi-family housing** would help to provide more affordable housing for all residents of the Region, including persons with disabilities.



# Subsidized Housing

- In 2011, 13,061 vouchers were allocated to the Region to help make housing affordable to low-income households. **The demand for housing vouchers greatly exceeds the supply**, based on the thousands of households on waiting lists to receive assistance.
- Also in 2011, there were over 5,000 housing units in the Region managed by six **public housing authorities**. Over 90 percent of the housing units are managed by the Housing Authority of the City of Milwaukee.
- The long waiting lists for government assisted housing and data regarding the high percentage of households with a housing cost burden show that **market rate housing cannot eliminate the entire housing need in the Region**. Government financial assistance is needed to effectively reduce the economic constraints to housing for low-income households.
- The lowest-income families and subsidized housing units are both disproportionately concentrated in Milwaukee County. **The construction of additional lower-cost multi-family housing in suburban counties**, particularly in those communities that have or plan to accommodate job centers, would help to better distribute lower-income housing throughout the Region and provide improved access to job opportunities to lower-income families and individuals.
- In addition to vouchers, programs that help provide affordable housing include the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs, the Low-Income Housing Tax Credit (LIHTC) program, and Housing Trust Funds.
- The City of Milwaukee Housing Trust Fund has recommended that the City and Milwaukee County Trust Funds be combined, and eventually expanded to a new **Housing Trust Fund of Southeastern Wisconsin** (HTF-SW) that would include other municipalities, counties, and possibly the entire seven-county Region.



## ***Next Steps***

- The Regional Housing Plan Advisory Committee will review "Best Housing Practices" (Chapter XI) on November 30.
- **A draft recommended plan is anticipated to be completed in Spring 2012.**
- A **socio-economic impact analysis** will be prepared following completion of the draft plan.
- Another series of **public meetings** will be held following completion of the draft plan and the impact analysis, most likely in Fall 2012.

## ***Share Your Ideas***

Do you have suggestions about the best way to provide safe and affordable housing for residents of Southeastern Wisconsin?

Please fill out one of the comment sheets available at this meeting or contact us using the information below with ideas or suggestions regarding the Regional Housing Plan:

Website: [www.sewrpc.org/SEWRPC/housing.htm](http://www.sewrpc.org/SEWRPC/housing.htm)  
E-mail: [bmckay@sewrpc.org](mailto:bmckay@sewrpc.org)  
Phone: (262) 547-6721  
Fax: (262) 547-1103  
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P.O. Box 1607  
Waukesha, WI 53187-1607