

PLANNING FOR HOUSING IN SOUTHEASTERN WISCONSIN

OCTOBER 2011

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is preparing a regional housing plan for southeastern Wisconsin. Public input is being sought at meetings from November 16 through December 7, 2011. The meeting schedule and other information is available on the SEWRPC website (www.sewrpc.org/SEWRPC/housing.htm) or by calling (262) 547-6721.

The planning work to date has looked at whether there is enough lower-cost housing and housing that people with disabilities can use, and ways to increase the amount of lower-cost housing outside the Cities of Kenosha, Milwaukee, and Racine, where much of the lower-cost housing is now located. The plan also looked at the need for more lower-cost housing in areas that are planning for job growth.

AFFORDABLE HOUSING

The planning work 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. The median income in the Region in 2010 was \$50,453 (half of all households had a yearly income more than this and half had a yearly income below this amount).



JOB/HOUSING BALANCE

Many suburban communities have adopted plans that would result in a higher percentage of lower wage jobs than lower cost housing, and/or a higher percentage of moderate wage jobs than moderate cost housing. Additional multi-family housing and modest sized single-family homes on small to modest size lots may help to correct anticipated job/housing imbalances in these communities. More transit service would also help provide links between affordable housing and jobs, particularly for households without a car.



ACCESSIBLE HOUSING

According to 2010 Census data, about 169,000 households, or about 21 percent of households in the Region, include at least one person with a disability. A comparison of the number of households reporting a member with a disability to the probable amount of accessible housing indicates a need for more housing that persons with disabilities can use.

FAIR HOUSING

In 2010, about 86 percent of the Region's African American population, and about 74 percent of the Region's total minority population, lived in Milwaukee County. More multi-family housing and smaller lot and home size requirements for single-family homes in suburban areas would help increase the supply of housing that would be more affordable to low- and moderate-income households, including minority households.

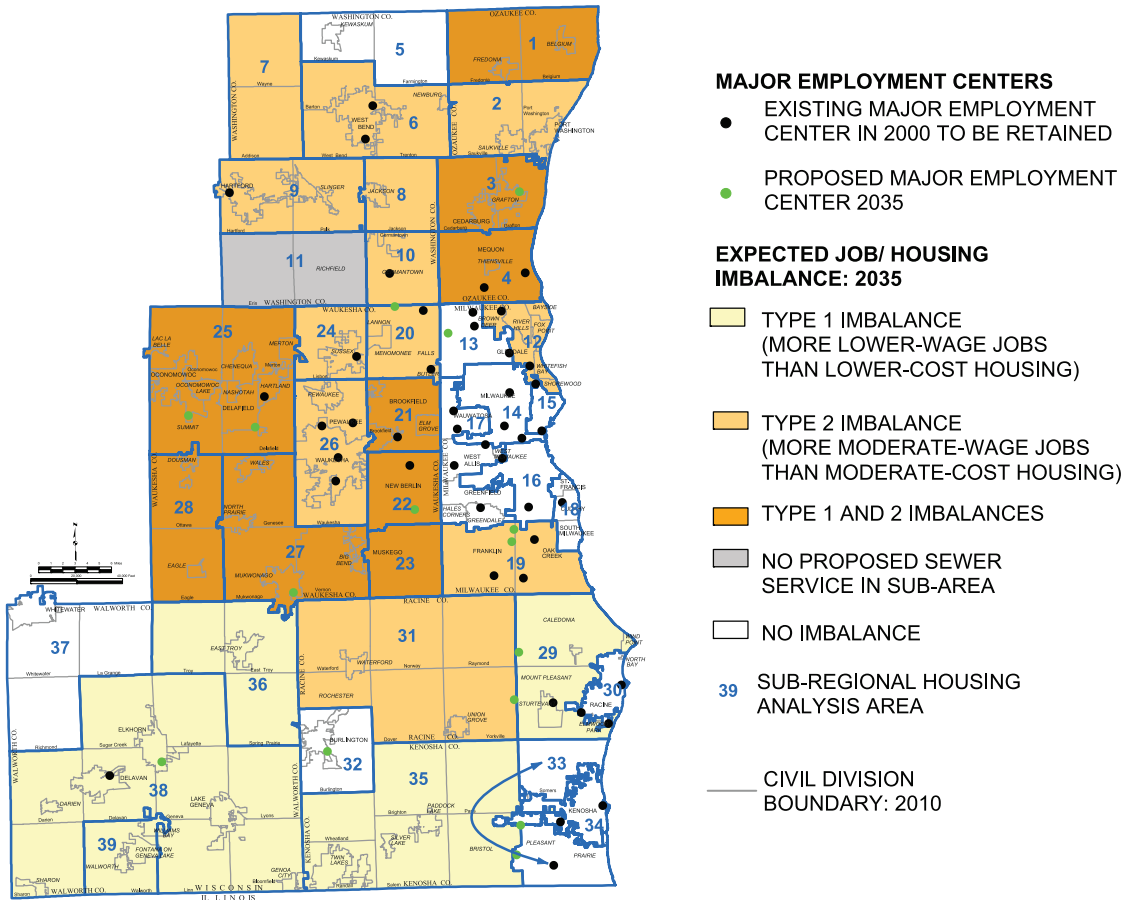
CONTACT INFORMATION

To offer a comment or get more information, contact the **Southeastern Wisconsin Regional Planning Commission**:

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



Source: SEWRPC.