



Regional Housing Plan Public Informational Meeting

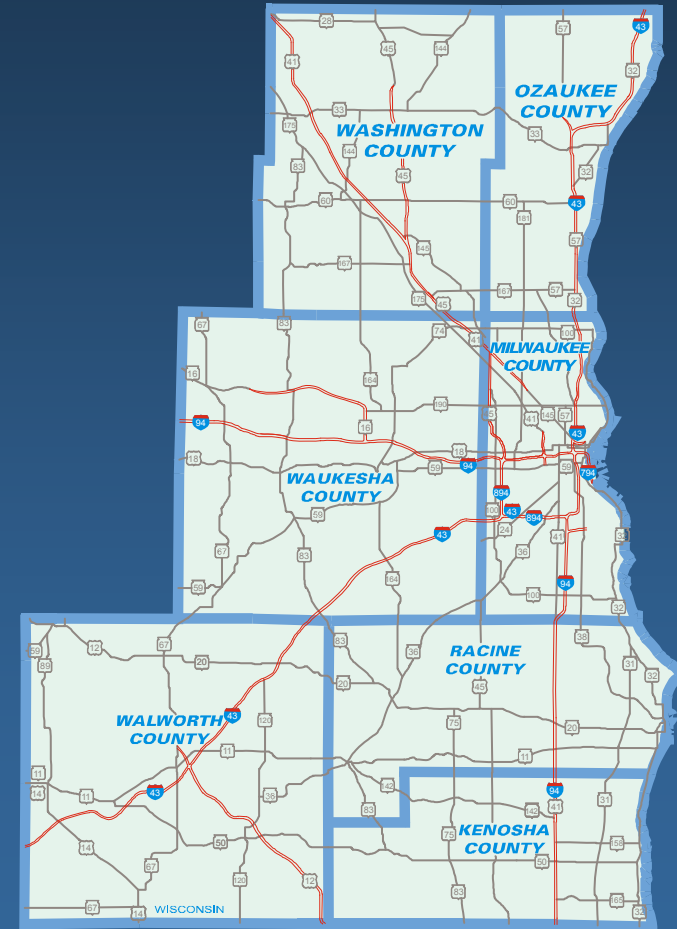


May – June 2009



Southeastern Wisconsin Regional Planning Commission (SEWRPC)

- **Official areawide public planning agency for the seven county Region.**
- **Purpose:**
 - **Consider and address physical development and infrastructure problems that extend beyond municipal and county boundaries.**
 - **Prepare regionwide advisory long-range plans.**
- **Plans are guided by intergovernmental advisory committees and developed in cooperation with 146 municipalities and the seven counties.**





The SEWRPC Region

- **Seven counties**
 - **Kenosha**
 - **Milwaukee**
 - **Ozaukee**
 - **Racine**
 - **Walworth**
 - **Washington**
 - **Waukesha**
- **Area: 2,689 square miles;
5% of State**
- **Population: 1.96 million persons;
36% of State**
- **Employment: 1.18 million jobs;
36% of State**
- **153 general purpose units of
government**
 - **7 counties**
 - **29 cities**
 - **56 villages**
 - **61 towns**





SEWRPC Regional Plans

- **Land Use**
- **Transportation**
- **Water Quality Management**
- **Flood Management**
- **Water Supply**
- **Parks and Open Space**
- **Natural Areas**
- **Telecommunications**



Regional Housing Plan Background

- **The Commission prepared and adopted a regional housing plan in 1975**
 - **Documented in SEWRPC Planning Report No. 20 *A Regional Housing Plan for Southeastern Wisconsin***
 - **The plan set forth:**
 - **An analysis of housing need**
 - **A series of recommendations aimed at the abatement of housing problems in the Region focusing on reducing the economic, institutional, and social constraints on the provision of housing**
 - **A strategy for allocating subsidized housing throughout the Region**
- **The Regional Housing Planning Program 1969 - 1981**
 - **Financed through Federal funding (HUD)**
 - **Purpose of the ongoing housing planning program was to promote implementation of plan recommendations through outreach services, monitor progress toward meeting objectives, and provide basis for updating the plan**
 - **Program eliminated with elimination of Federal funds in 1981**



Regional Housing Plan Background

- **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 land use/transportation work program of the Commission**





Role of the Regional Housing Plan Advisory Committee

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



Regional Housing Plan Scope of Work – Planning Process

- **Step 1: Definition of the Housing Problem**
 - **Definition of the housing problem in the Region is needed to provide a framework for the data collection and analyses required to quantify the problem and develop recommendations intended to address the problem**
 - **Imbalance between jobs and housing in the Region**
 - **Challenges faced in sustaining the present supply of subsidized housing stock**
 - **The need for accessible housing to accommodate persons with disabilities**
 - **Housing discrimination**
- **Step 2: Articulation of a Regional Housing Vision**
 - **The vision is intended to express the desired future housing expectations for the Region**
 - **Objectives, principles, and standards**



Regional Housing Plan Scope of Work – Planning Process

- **Step 3: Definition of Affordable Housing**
 - **A review of present definitions used in the housing planning field will be made, including the HUD definition**
 - **The end result of the review will be an agreed upon definition of the term “affordable housing” for use in the regional housing plan**
- **Step 4: Determination of Sub-regional Housing Analysis Areas**
 - **The delineation of analysis areas will be related to clusters of existing and anticipated urban development and employment centers**
 - **The intent is to identify logical combinations of municipalities, or sub-regional analysis areas, to assess the availability of affordable housing near job centers and the availability of public transit linking affordable housing with job centers**



Regional Housing Plan Scope of Work – Planning Process

- **Step 5: Analyses Relating to the Provision of Market-Based Housing**
 - **This step will include analyses relating to the types of market-based housing located in each sub-regional analysis area identified in Step Four. Components of the analyses will include:**
 - **Permitted densities and housing mix policies in each local government**
 - **An inventory of housing stock in each sub-area**
 - **A housing development costs analysis**
 - **A costs of community services analysis**
 - **The location and density of housing foreclosure activity**





Regional Housing Plan Scope of Work – Planning Process

- **Step 6: Job/Housing Balance Analysis**
 - **This step will compare the income characteristics of jobs offered in each sub-regional analysis area with affordable housing availability. Components of the analyses will include:**
 - **Housing costs and incomes, including the cost of transportation to work**
 - **The need for affordable housing close to job centers**
 - **The potential for job development in areas of the Region with existing affordable housing**
 - **Demographic, employment, and commuting characteristics**



Source: Planning and Design Institute



Regional Housing Plan Scope of Work – Planning Process

- **Step 7: Housing Discrimination Analysis**
 - **Reported evidence of discrimination**
 - **Furthering fair housing practices including:**
 - **Analysis of the extent to which local land use controls may lead to discrimination against sub-groups of the regional population**
 - **Legal requirements regarding furthering fair housing for communities receiving various Federal funds**
- **Step 8: Accessible Housing Analysis**
 - **Identify existing accessible housing and estimate additional accessible housing units required to meet the needs of persons with disabilities in the Region**
 - **Construction practices such as Universal Design and Visitability**





Regional Housing Plan Scope of Work – Planning Process

- **Step 9: Subsidized Housing Stock Analysis**
 - **Number and distribution of subsidized units**
 - **Historical perspective/lessons learned**
 - **Problems with extending the life of existing subsidized housing stock and the effects of changes in building ownership and management**





Regional Housing Plan Scope of Work – Planning Process

- **Step 10: Review of Best Housing Practices**
 - **Review best housing practices in the Region, State, and Nation with a focus on:**
 - **Fair-share programs**
 - **Land use control practices**
 - **Community development programs**
 - **Sustainable building practices**
 - **Urban design and neighborhood safety**
 - **Non-profit organization practices**
 - **Local affordable housing case studies**



Regional Housing Plan Scope of Work – Planning Process

- **Step 11: Housing Recommendations**
 - **Based on conclusions and findings from the analyses:**
 - **Formulate housing recommendations, addressed primarily to local and State governments, focusing on:**
 - **Improving the provision of affordable and market-based housing**
 - **Strengthening the Region’s stock of subsidized housing**
 - **Reducing housing discrimination**
 - **Providing adequate numbers of accessible housing units**





Regional Housing Plan Scope of Work – Planning Process

- **Identify actions necessary to implement the recommended housing plan**
 - **Programs and strategies to implement housing recommendations**
 - **Monitoring system**
- **Socio-economic impact analysis of the plan**
 - **To be undertaken prior to adoption of a final plan by the Regional Housing Plan Advisory Committee**





Regional Housing Plan Public Involvement

- **Opportunities for public involvement:**
 - **Public meetings**
 - **Workgroup meetings with knowledgeable individuals about specific housing topics**
 - **Newsletters and brochures**
 - **Regional Housing Plan website (www.sewrpc.org/housingplan)**
 - **Outreach to minority and low-income groups and groups with housing interests**
 - **All meetings requested by interested organizations, agencies, and individuals**





Regional Housing Plan Proposed Public Meetings

- **At least three series of public meetings will be held:**
 - **Plan initiation**
 - **Initial findings**
 - **Preliminary plan recommendations**

