

RECORD OF PUBLIC COMMENTS

A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035

NOVEMBER 13, 2012
THROUGH DECEMBER 21, 2012

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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RECORD OF PUBLIC COMMENTS

**A REGIONAL HOUSING PLAN
FOR SOUTHEASTERN WISCONSIN: 2035**

COMMENTS RECEIVED FROM
NOVEMBER 13, 2012 THROUGH DECEMBER 21, 2012

Prepared by the

Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, Wisconsin 53187-1607
www.sewrpc.org

January 2013

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RECORD OF PUBLIC COMMENTS

A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035

INTRODUCTION

This report presents the public comments received on a preliminary regional housing plan during the public meeting and comment period that began on November 13, 2012 and extended through December 14, 2012. The comment period was extended for one additional week, to December 21, 2012, at the request of county and local planners who attended a meeting about the plan held on December 18, 2012. Following a summary of the comments and Commission staff responses to the comments, the detailed comments and other information about the public meetings are presented in a series of appendices:

- Written and oral comments received through December 21, 2012 (Appendix A).
- Attendance records and other information from the public meetings held from November 13, 2012 through December 6, 2012 (Appendix B).
- Materials announcing the public meetings and summary materials distributed at the meetings (Appendix C).
- Newspaper articles concerning the preliminary regional housing plan (Appendix D).
- Summary of the planners' meeting held on December 18, 2012 (Appendix E).
- Letter sent to Environmental Justice organizations regarding the preliminary regional housing plan and public meeting schedule (Appendix F).

Background

A series of public meetings was held throughout southeastern Wisconsin from November 13, 2012 through December 6, 2012. The purpose of these meetings was to brief residents of the Region on the preliminary recommendations of a draft housing plan for the seven-county Southeastern Wisconsin Region and to provide an opportunity for public reaction and comment on the preliminary plan. Three meetings were held in Milwaukee County, and one meeting was held in each of the remaining six Counties. Two of the meetings in Milwaukee County were held in minority and low-income areas of the County. In addition, an informational meeting was held with county and local planners within the Region at the SEWRPC office on December 18, 2012 to discuss the preliminary plan recommendations, with a focus on the job/housing balance analysis conducted as part of the plan.

Meeting Notices and Announcements

Display advertisements regarding the public meetings were published in newspapers throughout the Region. Appendix C includes a copy of the announcement published in the *Milwaukee Journal Sentinel* that listed the dates and locations of all nine meetings. Copies of similar paid advertisements published in an additional 18 local newspapers are also included in Appendix C. Those ads listed the dates, times, and locations of meetings relevant to residents of the county of listing, and in some cases, of adjoining counties as well. Newspaper notices of the meetings supplemented the announcement of public meetings presented on the first page of Newsletter No. 4 (see Appendix C-3), which was direct-mailed first class to some 2,000 interested parties, including the chief elected officials and clerks of the 147 cities, villages, and towns within the Region and all county board members. A flyer announcing the meetings was prepared and posted on the home page of the Commission website (see Appendix C-8). A link to the flyer was provided to members of SEWRPC's Environmental Justice Task Force (EJTF) for posting on their agency websites, and paper copies of the flyer were provided to EJTF members on request for posting and/or distribution in their offices.

A letter announcing the completion of the preliminary housing plan was sent to approximately 90 central city, minority, and low-income groups and organizations (see Appendix F), along with Brochure No. 4 summarizing the preliminary plan recommendations and listing public meetings (see Appendix C-4) and the newsletter summarizing the findings of the draft socio-economic impact analysis (see Appendix C-6). The letter encouraged recipients to contact SEWRPC staff for individual or organization meetings to discuss the housing plan and to offer comments. In addition, as part of outreach efforts to environmental justice communities, the October 2012 housing plan newsletter, brochure, and/or flyer were distributed at approximately 55 retail-related sites (e.g. coffee shops, restaurants, barber and beauty salons, and shopping centers), and distributed to attendees at approximately 58 organizational meetings and events throughout the Region. A brief update on the plan and the schedule of public meetings was also provided at the meetings.

Meeting Format

The timeframe for all of the meetings was 4:00 p.m. to 6:00 p.m., although the closing time was extended if needed to accommodate all of the questions and comments of interested attendees. Newsletter No. 4 and Brochure No. 4 summarizing the plan were available at all meetings, along with a handout that included all 47 preliminary plan recommendations. A newsletter summarizing the findings of the draft socio-economic impact (SEI) analysis was also available at all meetings. Both English- and Spanish-language versions of the SEI newsletter and Brochure No. 4 were available at the meetings.

The format for all of the meetings was an "open house" offering display materials. Staff members from SEWRPC and from UW-Milwaukee were available to answer questions about the housing plan and the SEI, respectively. Presentations were available on both the preliminary housing plan and the SEI (see Appendices B-3 and B-4) and were given, at the request of meeting attendees, at seven of the nine meetings. The final meeting, held at State Fair Park in Milwaukee on December 6, included both an open house and an opportunity to provide verbal comments in a "public hearing" format. Written comments could be provided at all meetings, and attendees were also advised that comments could be submitted through December 14 via email, fax, mail, or through the form posted on the Commission website.

The public was invited to attend any of the meetings found most convenient, with the open house feature allowing attendees to come and go as personal needs or interests dictated. In total, there were 71 attendees at the series of public meetings (see Appendix B-1).

Meeting Display Boards

A focal point for open house questions and answers at all of the meetings was a series of display boards presenting information on the major findings and preliminary recommendations of the plan. Page-size copies of the boards are included in Appendix B-2.

Procedures for Commenting

Persons attending the meetings were encouraged by staff to record any comments elicited by the display boards, handouts, or discussion with staff so that their thoughts could be considered by SEWRPC and UWM staff, the Environmental Justice Task Force, the Regional Housing Plan Advisory Committee, and the Commission.

Comments during the public meetings were typically provided by attendees completing a written comment form (see Appendix A-1). Comments were also made via dictation to a court reporter from the firm Brown & Jones Reporting, Inc., prior to and during the public hearing at State Fair Park on December 6, which were transcribed from oral to written form (see Appendix A-3).

Attendees were also advised that their comments could be submitted at any time following the meetings via the Commission's website, email, fax, or mail. Similarly, these comment opportunities were noted in the newspaper advertisements described previously, and on the SEWRPC website. The deadline for submittal of comments was December 14, 2012. The deadline was extended to December 21, 2012 for those attending the planners' meeting on December 18, 2012, in response to requests from those attending the meeting. Comments submitted by letter and email are included in Appendices A-1 and A-2, respectively.

SUMMARY OF COMMENTS AND RESPONSES

A total of 71 persons attended the public meetings, and 18 persons attended the planners' meeting on December 18. Comments on the plan were received from 15 persons and units of government; including written comments received at the meetings, comments dictated to the court reporter at the hearing on December 6, and comments received via mail, fax, and email. No comments were submitted through the comments page of the Commission website.

Comments received from one meeting attendee were not relevant to the regional housing plan, but rather related to general development and traffic concerns, and were judged as not requiring a response. Comments from the remaining 14 persons and units of government were supportive of the plan, or related to suggested changes or additions to the plan. These comments are summarized and responded to in the following section. In some instances, related comments are grouped together for a response. If more than one comment on a particular subject was submitted, the number of similar comments is provided in parentheses.

Comments in Support of the Preliminary Recommended Housing Plan or Specific Components of the Plan

Seven comments were received that expressed general support for the preliminary recommended plan. Most of the comments supporting the plan also expressed support for specific aspects of the plan, including support for recommendations calling for additional housing accessible to persons with disabilities, particularly those who have low incomes; providing housing affordable to workers near job sites; and increasing public transit to better connect job locations with existing affordable housing. Three persons also indicated a personal need for affordable housing and two cited long waiting lists for Section 8 (housing voucher) assistance.

Comments Suggesting Changes or Additions to the Plan

Comments Regarding Preservation of Established Homes and Neighborhoods

- **Comment:** Older, existing homes are often more affordable than newer homes in a community, and the housing plan should include a recommendation that local governments adopt property maintenance regulations and invest in the maintenance of infrastructure necessary to keep established neighborhoods strong.
- **Comment:** The plan should discourage teardowns, lot consolidation, and poor maintenance of existing modest homes on smaller lots to prevent the loss of an important supply of moderately-priced homes.

Response: A recommendation to address these concerns has been developed for review and consideration by the Regional Housing Plan Advisory Committee and the Commission.

Comments Regarding Preliminary Affordable Housing Recommendation No. 3

- **Comment:** New State laws significantly limit communities from raising their tax levy. Any suggestion in the plan that would reduce revenues that help offset the cost of providing services needed to serve new residents, such as the waiver of impact fees, should be accompanied with a refinement of State revenue caps that would provide an exception to such caps.

Response: A revision to the preliminary Affordable Housing Recommendation No. 3 to address this concern has been developed for review and consideration by the Regional Housing Plan Advisory Committee and the Commission.

Comments Regarding Preliminary Affordable Housing Recommendation No. 4

- **Comment:** Recommend establishment of a “cottage zoning district” in each County to provide an opportunity to develop ordinance changes needed and best practices for small home and lot development.

Response: Affordable Housing Recommendation No. 1 in the preliminary plan recommended that communities with sewer service allow home sizes of 1,100 to 1,200 square feet and lot sizes of 10,000 square feet or less in at least one land use plan category in its comprehensive plan and one zoning district in its zoning ordinance. A revision to this recommendation to address this concern will be developed for review and consideration by the Regional Housing Plan Advisory Committee and the Commission to allow home sizes of less than 1,200 square feet. This will give communities the flexibility to allow very small minimum home sizes, perhaps 800 to 900 square feet, if desired.

In addition, Affordable Housing Recommendation No. 4 recommends sewered communities include flexible zoning districts in their zoning ordinances such as planned unit development (PUD), traditional neighborhood development (TND), and density bonuses for affordable housing. The use of flexible zoning districts may allow smaller home and lot sizes than the underlying zoning district. It may also allow features uncommon in traditional zoning districts but sometimes found in cottage districts such as common open space and shared parking.

Comments Regarding Preliminary Affordable Housing Recommendation No. 5a

- **Comment:** Local governments cannot restrict the use of private covenants that require home or lot sizes that are larger than those required by the local zoning ordinance, but can discourage developers from using such covenants.

Response: A revision to the preliminary Affordable Housing Recommendation No. 5a to address this concern has been developed for review and consideration by the Regional Housing Plan Advisory Committee and the Commission.

Comments Regarding the Job/Housing Balance Analysis

- **Comment:** Unsewered areas should not be excluded from the job/housing balance analysis.

Response: The job/housing balance analysis focused on areas with sanitary sewer service because most of the jobs and lower- and moderate-cost housing units (multi-family and higher-density single-family housing) are located in sewered areas, and the housing plan is primarily concerned with providing housing for lower- and moderate-income households. In addition, the development of multi-family housing and single-family areas with lots less than 10,000 square feet, which are the primary recommendations for providing affordable housing, is not appropriate in areas without sewer service.

Preliminary Affordable Housing Recommendations No. 4, 5a, 5b, and 5c are appropriate for implementation by all local governments, including those without sewer service. Such recommendations include allowing accessory dwelling units, limiting zoning restrictions on home sizes and façades, and review of site improvement standards to determine if changes could be made to reduce the cost of housing.

- **Comment:** The grouping of adjacent communities into one subgroup does not accurately identify individual communities within a sub-area that may have a job/housing balance, and adjacent communities do not.

Response: Text will be added to the Job/Housing Balance section of Chapter XII to clarify that individual communities within a sub-area projected to have a job/housing imbalance may have a balance between jobs and housing. Preliminary Job/Housing Balance Recommendation No. 1 recommends that communities in a sub-area identified as having a job/housing imbalance conduct a community-level job/housing balance analysis as part of the community's comprehensive plan update. SEWRPC developed projected job and housing information for individual communities as part of the job/housing balance analysis, and will provide community-specific data to communities on request.

- **Comment:** The inventories of existing smaller single-family lots should be recognized in the plan.

Response: Existing smaller single-family lots were included in the job/housing balance analysis. Existing areas of single-family homes on lots of less than 20,000 square feet were considered moderate-cost housing in the job/housing balance analysis for homes constructed prior to the year 2000. A lot size of 20,000 square feet was used, rather than the 10,000 square foot lot size recommended in the plan, because the analysis used the regional land use inventory for residential development that occurred before 2000, and that inventory includes a density category that equates to lot sizes between 6,000 to 20,000 square feet.

Comments Regarding Preliminary Job/Housing Balance Recommendation No. 4

- **Comment:** Preventing the formation of new Tax Increment Financing (TIF) districts will seriously hinder economic development efforts in cities and villages across the State. The jobs created provide income that helps households afford housing, and taxes paid by businesses established through TIF districts provide property tax relief to homeowners in the community. **(5 comments)**

Response: Under this preliminary recommendation, a community with a job/housing imbalance as determined by a Statewide analysis would still be able to create new TIF districts if State TIF legislation is amended as recommended. The draft recommendation calls for a community identified as having a job/housing imbalance to identify steps in the TIF proposal that would be taken to reduce the job/housing imbalance, and provides several examples of steps that could be taken.

Comments Regarding Preliminary Subsidized and Tax Credit Housing Recommendation No. 7

- **Comment:** Is the intent of the recommendation to require landlords to rent to voucher holders? Participation in the program is currently voluntary.

Response: The intent of the recommendation is to ensure that households with Section 8 Housing Choice Vouchers are not discriminated against due to income. It is recognized that even if State legislation is amended to include housing vouchers as a lawful source of income, landlord participation in the voucher program remains voluntary under Federal (HUD) regulations.

Comments Regarding Best Development Practices

- **Comment:** Include more information on sustainability best practices for housing as it relates to transportation and utilities.

Response: One of the housing topics addressed by the plan is the use of environmentally responsible residential development practices. The standards under Objective No. 7 in Chapter II of the plan define environmentally responsible development and construction practices that should be used to the maximum extent possible in new residential development and redevelopment projects. Environmentally responsible

development and construction practices generally include techniques that may help reduce a housing unit's carbon footprint. Examples of environmentally responsible development techniques cited in the standards include mixed use development; high-density residential development; brownfield redevelopment; and transit oriented development (TOD). Construction practices to conserve energy and make use of renewable energy are also cited in the standards.

Best practices in housing development and neighborhood design are discussed in detail in Chapter XI of the plan. The chapter includes descriptions of local and county government programs that encourage "green" construction, TOD, TND, brownfield redevelopment, and eco-municipalities.

Comments Regarding Income Data

- **Comment:** Request clarification on which benefits are included in the determination of household income.

Response: The regional housing plan used household income information from the American Community Survey conducted by the U.S. Bureau of the Census. The income data includes wages; net self-employment income; interest and dividends; Supplemental Security Income (SSI); public assistance or welfare payments; and retirement, survivor, or disability pensions, including social security payments, for all household members over the age of 14. The monetary value of "in kind" services or payments such as food stamps, public housing subsidies, and medical care is not included in the reported household incomes. The plan will be revised to include an explanation of the services that are not included in the determination of household incomes, and that these services may help lower-income households with housing costs to some extent.

Comments Regarding Specific Communities

- **Comment:** The City of Oconomowoc has made strides over the past two years to increase the supply of multi-family and affordable housing, including supporting development using low income housing tax credits (LIHTC) and revising the City zoning ordinance to reduce required minimum lot and home sizes.

Response: Chapter V and Appendix B of the plan will be revised to reflect requirements in the new City of Oconomowoc zoning ordinance adopted in June 2012, which reduced lot and home sizes in all residential zoning districts. The City ordinance requirements are now fully consistent with the preliminary housing plan recommendations relating to home and lot sizes in sewered communities. The job/housing balance analysis for the City will be updated using the new zoning ordinance requirements, and the results will be provided to the City.

SUMMARY OF REVISIONS TO THE PRELIMINARY PLAN TO ADDRESS PUBLIC COMMENTS

Based on the public comments received, revisions to the following preliminary recommendations of the regional housing plan were developed for review and consideration by the Regional Housing Plan Advisory Committee and the Commission:

- A revision to preliminary Affordable Housing Recommendation Nos. 1 and 5a to include a maximum recommended home size for affordable single-family housing.
- A revision to preliminary Affordable Housing Recommendation No. 3 to recommend an exception to State revenue caps for local governments that waive impact fees for new affordable housing.
- A revision to preliminary Affordable Housing Recommendation No. 5a to address private covenants.

The following additional plan recommendation was developed for review and consideration by the Regional Housing Plan Advisory Committee and the Commission:

- A new recommendation (No. 11) in the Affordable Housing section that encourages proper maintenance of existing lower- and moderate-cost housing in established neighborhoods.

The following changes will be made to the plan chapters based on comments received:

- Information will be included in Chapters VII and XII, relative to household incomes, to describe services that are not included in the determination of household income, which include food stamps and housing vouchers.
- Chapter V and Appendix B will be updated to reflect requirements in the City of Oconomowoc zoning ordinance adopted in June 2012.
- Text will be added to the Job/Housing Balance section of Chapter XII to clarify that individual communities within a sub-area projected to have a job/housing imbalance may have a balance between jobs and housing.

Changes to the preliminary recommendations and the final plan recommendations adopted by the Regional Planning Commission are documented in Chapter XII of the Regional Housing Plan for Southeastern Wisconsin: 2035.

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Appendix A

**COMMENTS RECEIVED FROM NOVEMBER 13, 2012 THROUGH DECEMBER 21, 2012
REGARDING THE PRELIMINARY REGIONAL HOUSING PLAN**

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Appendix A-1

WRITTEN COMMENTS RECEIVED VIA FORM DISTRIBUTED AT PUBLIC MEETING OR VIA LETTER

PUBLIC FEEDBACK FORM
Center for Economic Development
Socio-Economic Impact Analysis of SWERP's Regional Housing Plan

Which meeting(s) did you attend?

☒ 11/13: Racine Gateway Technical College
☐ 11/14: Kenosha County Job Center
☐ 11/19: Matheson Memorial Library, Elkhorn
☐ 11/27: Rotary Building, Waukesha
☐ 11/28: Washington County Public Agency Center

☐ 11/29: Ozaukee County Administrative Center
☐ 12/3: HeartLovePlace, Milwaukee
☐ 12/5: IndependenceFirst, Milwaukee
☐ 12/6: Wisconsin State Fair Park, Milwaukee

What County do you live in?

☐ Kenosha
☐ Milwaukee
☐ Ozaukee

☒ Racine
☐ Walworth

☐ Washington
☐ Waukesha

Do you have a content correction?

Do you have a question(s) or comment related to the content of the plan/recommendations?

Recommendation E7 regarding housing vouchers as a "financial source of income" is unclear. It is currently voluntary for a landlord to participate in the voucher program. Is the intention to require landlords to participate or ensure landlords? If that is not the intent, what is the intent?

Please use any additional pages if necessary. Return forms to UWM-CED representative or by mail/email at: Center for Economic Development, University of Wisconsin, P.O. Box 413, Milwaukee, WI 53201 and cmadison@uwm.edu. For more information call 414-229-6155. THANK YOU!

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION
REGIONAL HOUSING PLAN COMMENT SHEET

I would like to be added to the Regional Housing Plan mailing list: ☒
I would like to be added to the Regional Housing Plan e-mail list: ☒

Contact Information:
Name: CHRISTOPHER LAWRENCE Address: 6226 46TH PLACE KENOSHA, WI 53144

Phone (optional): _____ E-mail (optional): _____

Comments: I'm more concern about lack of accessible housing for people with disabilities. Over two years ago I was seriously injured and my biological mother stopped residence while a therapist to clean the gutters.
Second, I'm permanently disabled due to bilateral ankle fractures. Although, I've moved back to Kenosha, WI from Hoffman Estates, IL due to high cost of living.
Third, there is no more housing assistance as Section 8 and accessible housing for people with low income and unemployed for ten years.
Fourth, I see there is a greater need of more T.I.E. projects that would generate substandard housing in high crime + disease infestation areas. There are the future and new updates + revolutionize housing must have more wide + safe accessible for disabled people as me. I'm deaf since birth. I've had several health check ups as chronicler, high blood pressure, cholesterol levels, cardiovascular + food allergies.

OUTER →

Comments may be provided using the following contact information:

U.S. Mail: Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, Wisconsin 53187-1607

Phone: (262) 547-6721
Fax: (262) 547-1183
Website: www.sewrpc.org/housingplan
E-Mail: buckay@sewrpc.org

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION
REGIONAL HOUSING PLAN COMMENT SHEET

I would like to be added to the Regional Housing Plan mailing list: ☒
I would like to be added to the Regional Housing Plan e-mail list: ☒

Contact Information:
(AS)
Name: MARIE C MYERS Address: 7109 64TH AVE, UNIT 4, KENOSHA WI 53140

Phone (optional): _____ E-mail (optional): _____

Comments: On November 14, I attended a Public Meeting where findings and recommendations from the work on the "Year 2035 Regional Housing Plan for Southeastern Wisconsin" were presented and explained.
Since then, I have been reading thru the material handed out. I haven't been able to think of anything to add or suggest.
I want to say "Thank You" on the public's behalf for this evening well organized work to address the regional housing needs at present and on the year 2035.

RECEIVED
DEC 12 2012
SEWRPC

Comments may be provided using the following contact information:

U.S. Mail: Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, Wisconsin 53187-1607

Phone: (262) 547-6721
Fax: (262) 547-1183
Website: www.sewrpc.org/housingplan
E-Mail: buckay@sewrpc.org

Fifth, the future multi housing development can be use to replace substandard building which no longer meet the life of standard requirements. The new buildings must have more green environmental features.

Sixth, I'm undergo bankruptcy protection. So I'm very worried about my ability for housing assistance. Right now, I'm living with my aging mother + stepdad. Their residence is not ADA accessible. It have some hazards that can affect me. I'm on short to get length with them. I want to live in much more safe place for me to live. It can be more handle for emergency assistance when necessary.

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION
REGIONAL HOUSING PLAN COMMENT SHEET

I would like to be added to the Regional Housing Plan mailing list: ☒

I would like to be added to the Regional Housing Plan e-mail list: ☒



Contact Information:

Name: David Patzelt Address: 17 N. First St. Geneva IL 60134

Phone (optional): _____ E-mail (optional): _____

Comments:

1. As a Walworth County property owner we are in agreement with the concept to bring housing more in balance with the jobs and income levels within the sector areas.

2. The mix of housing sizes and values within a community allows for a variety of ages, family sizes and economic levels to live in harmony with each other. Thus we are supportive of the concept of reducing lot sizes and increasing density.

3. We agree with the idea and concept of using less land to meet the housing needs. Leaving land for agriculture, or open space or recreational activities versus having more land on each private lot.

4. Nationally as our population ages, people living longer, our housing needs will and are changing making the need for adaptable and accessible housing more critical.

Comments may be provided using the following contact information:

U.S. MAIL: Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, Wisconsin 53187-1607

FAX: (262) 547-1103
Fax: (262) 547-1103
Website: www.sewrpc.org/housingplan
E-Mail: huckay@sewrpc.org

PUBLIC FEEDBACK FORM

Center for Economic Development
Socio-Economic Impact Analysis of SEWRPC's Regional Housing Plan



Which meeting(s) did you attend?

- | | |
|---|--|
| <input type="checkbox"/> 11/13: Racine Gateway Technical College | <input type="checkbox"/> 11/29: Ozaukee County Administrative Center |
| <input type="checkbox"/> 11/14: Kenosha County Job Center | <input type="checkbox"/> 12/3: HeartLovePlace, Milwaukee |
| <input checked="" type="checkbox"/> 11/19: Matheson Memorial Library, Elkhorn | <input type="checkbox"/> 12/5: IndependenceFirst, Milwaukee |
| <input type="checkbox"/> 11/27: Rotary Building, Waukesha | <input type="checkbox"/> 12/6: Wisconsin State Fair Park, Milwaukee |
| <input type="checkbox"/> 11/28: Washington County Public Agency Center | |

What County do you live in?

- | | | |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> Kenosha | <input type="checkbox"/> Racine | <input type="checkbox"/> Washington |
| <input type="checkbox"/> Milwaukee | <input checked="" type="checkbox"/> Walworth | <input type="checkbox"/> Waukesha |
| <input type="checkbox"/> Ozaukee | | |

Do you have a content correction?

Do you have a question(s) or comment related to the content of the plan/recommendations?

How will the city be able to help residents to make left turns out of stores & banks on Wisconsin St? Rush hour there is a lot of traffic.
Can we really support more traffic? Will Walworth be widened to four lanes?

Please use any additional pages if necessary. Return forms to UWM-CED representative or by mail/email at: Center for Center for Economic Development, University of Wisconsin, P.O. Box 413, Milwaukee, WI 53201 and cmadison@uwm.edu. For more information call 414-229-6155.
THANK YOU!

SEWRPC Preliminary Regional Housing Plan and
Draft Socio-Economic Impact Analysis



Comment Form

Meeting Location: Ozaukee County Date: 11/29/12

Name: Kit Keller

Comments will also be accepted until December 14, 2012 via:

Address: W2N749 Shilo-Jaga Rd

Web: www.sewrpc.org/SEWRPC/housing.htm

Community: Cedarburg

E-mail: sewrpc@sewrpc.org

Zip: 53012

Fax: (262) 547-1103

Mail: SEWRPC

P.O. Box 1607

Waukesha, WI 53187

Comments: Overall, excellent ^{public} approach to look at affordability of housing. Story boards were useful in conveying ideas + recommendations. Liked discussion about + recognition of transit/bike/walk/housing as element of suggestions.

*accessory dwelling units are very good (+historic) way to add affordable housing in a community.

* Consideration of cottage districts - a pilot in each county would offer opportunity to review zoning changes needed + best practices in development.

* Would like to see a bit more on sustainability best practices + housing program showing how much carbon impact for housing, transportation, utilities, etc.

(continue comments on back if more space is needed)

How did you learn about this meeting? Newsletter ☒; Flyer ☒; Ad in Newspaper ☐;

Newspaper Article ☐; Radio or TV ☐; Website ☐; Other (please specify) _____

Thank you!

#20218

SEWRPC Preliminary Regional Housing Plan and
Draft Socio-Economic Impact Analysis



Comment Form

Meeting Location: Youth Center - St. Fair Park Date: 12/6/12

Name: Pam Hohl

Comments will also be accepted until December 14, 2012 via:

Address: 4141 N. 97th St.

Web: www.sewrpc.org/SEWRPC/housing.htm

Community: Wauwatosa

E-mail: sewrpc@sewrpc.org

Zip: 53222

Fax: (262) 547-1103

Mail: SEWRPC

P.O. Box 1607

Waukesha, WI 53187

Comments: Thank you for the presentation. Glad to see the awareness for the demand for more accessible housing for persons with disabilities. There is a special need for housing for those who do not yet qualify for Senior Housing (age 62), but need wheelchair accessible housing.

Also, increased public transportation to job sites (living in Milw. county, job in neighboring county). Can't afford housing means job site. Thanks for recommendation for more public trans. connections.

I came out of concern for a friend's housing struggle, (couple with disabilities, but not 62 yet) and for a family struggling with affordable housing for family role, while trying to get permanent employment, accessible via public transportation.

(continue comments on back if more space is needed)

How did you learn about this meeting? Newsletter ☐; Flyer ☐; Ad in Newspaper ☐;

Newspaper Article ☒; Radio or TV ☐; Website ☐; Other (please specify) _____

Thank you!

#20219



November 14, 2012

Southeastern Wisconsin
Regional Planning Commission
W239 N1812 Rockwood Drive
P. O. Box 1607
Waukesha, Wisconsin 53187-1607

RE: Regional Housing Plan

Dear Madam or Sir:

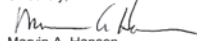
Thank you for the 2035 plan.

I don't know much about the definition of median income. Is this number produced by federal agencies? Are the numbers adjusted to reflect all the new social programs and benefits?

How do you adjust these numbers? For example, I hear many non-government agencies asking for support of food programs, but the government has increased food stamps by huge numbers. We also have students that receive several meals per day from the school systems. Are these rapidly growing benefits factored into the median income formulas? If food costs and health care costs are provided, don't they make more income available for housing?

Your responses will be appreciated.

Sincerely,


Marvin A. Hansen
11532 N. Shorecliff Lane
Mequon, WI 53092



Dept. of Economic &
Community Development
"Where You Want To Be"

December 19, 2012

Mr. Kenneth Yunker, Executive Director
Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607

Dear Mr. Yunker:

The purpose of this letter is to express deep concerns about a legislative recommendation within the draft regional housing plan by the Southeastern Wisconsin Regional Planning Commission to amend the state's Tax Incremental Finance statute. I contend that a revision which requires addressing any employment and housing imbalance before creating a new district is counterproductive to the City of West Bend's economic development strategy.

It is my goal to create new incentives, enhance the incentive programs already in place, and work with state leaders to make Wisconsin more competitive in its business attraction efforts. The proposed policy would have an adverse effect on that effort.

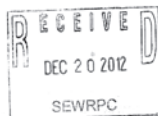
Thank you in advance for any consideration to withdraw this recommendation.

Respectfully,


T.J. Justice
Executive Director

TJJ/vb

cc: Kraig K. Sadownikow, Mayor



1115 South Main Street • West Bend, WI 53095



RACINE COUNTY
PUBLIC WORKS & DEVELOPMENT SERVICES DEPARTMENT

14200 Washington Avenue, Sturtevant, WI 53177-1253
Phone: (262) 886-8440 Fax: (262) 886-8480

James A. Ladwig
County Executive

Julie A. Anderson
Director of Public Works & Development Services

December 21, 2012

Kenneth R. Yunker, Executive Director
Southeastern Wisconsin Regional Planning Commission
W239N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607

SUBJECT: Comments about Preliminary Regional Housing Plan Recommendations Related to Job/Housing Balance

Dear Mr. Yunker:

Please accept this correspondence as a Racine County staff position relative to the preliminary recommendations for the Regional Housing Plan Job/Housing Balance section. We strongly object to the recommendation that Wisconsin State law be amended to prohibit the creation of new TIF districts in communities with a job/housing imbalance.

In fact, we would be in favor of all references about changes to TIF district rules as related to the job/housing imbalance being completely removed from the plan recommendations.

The ability for communities to use TIF districts as a tool to create industrial and business parks is very important, and these businesses typically create jobs. To prohibit TIF districts in areas with job/housing imbalances could paralyze a community's economic development potential, especially in those areas with lands ripe for business and industrial parks.

Thank you for including this objection into the plan document.

Sincerely,


Julie A. Anderson
Public Works & Development Services Director



Appendix A-2

WRITTEN COMMENTS RECEIVED VIA ELECTRONIC MAIL OR THE STUDY WEBSITE

McKay, Benjamin R.

From: Yunker, Kenneth R.
Sent: Wednesday, November 14, 2012 11:28 AM
To: Anderson, Nancy M.; McKay, Benjamin R.
Subject: FW: housing in kenosha

-----Original Message-----

From:
Sent: Wednesday, November 14, 2012 11:25 AM
To: Yunker, Kenneth R.
Subject: housing in kenosha

I cannot attend your meeting as I dont drive and bus routes have been cut. I'm 58 and on social security. I get \$800 a month and pay 675 rent. Lost my home of 34 yrs. I was told 3 yrs ago section 8 would be open in 2 yrs- havnt heard a word. Because my adult son lives with me I cant get into sr. apts- and really dont want to yet. They built a huge complex recently and the "low income" apts. are over \$800. They only had 8 that were affordable and I'd have to kick out my son- we are the only family we have. something needs to be done. rents are going up and up in kenosha. I'm on the lower end of rent for a 2 bedroom. but, this being kenosha, it'll be years before they agree to build and even longer to actually build it.
Roxane Darracot

Anderson, Nancy M.

From: Yunker, Kenneth R.
Sent: Monday, December 10, 2012 9:35 AM
To: Anderson, Nancy M.; McKay, Benjamin R.
Subject: FW: Southeastern WI Housing Plan Public Meeting, 12/6/12

-----Original Message-----

From:
Sent: Thursday, December 06, 2012 6:27 PM
To: Yunker, Kenneth R.
Subject: Southeastern WI Housing Plan Public Meeting, 12/6/12

Hi, I had an opportunity to provide a verbal report to the reporter prior to the presentation and public hearing aspect of the meeting, but found the presentations helpful in further clarifying my thoughts about this plan. I wanted to share with the commission that I found the plan to be well researched, thoughtful, and very thorough in nature. I was impressed with the outreach to UWM for the social and economic impact of the plan. It is asking local governmental officials to examine their communities in terms of the barriers created for low income individuals, the elderly and the disabled to maintain basic quality of life indicators. I am in full support of the plan and hope my own community, Brookfield/Waukesha County, will consider the recommendations and work toward implementation of increased low income housing to match job locations, accessible housing for the elderly and disabled and more expansive transportation options for both the disabled and low income individual and family. I would like to thank all of you for drawing attention to some of the deficits within our communities around these issues and feel the timing of the study/plan is crucial as we face the marked economic and social changes/challenges of the last few years. Thank You !!
Mary

Anderson, Nancy M.

From: Jason Gallo <jgallo@oconomowoc-wi.gov>
Sent: Monday, December 10, 2012 12:03 PM
To: Anderson, Nancy M.
Subject: Oconomowoc Information
Attachments: Fair Housing Letter; Waukesha Free Article.pdf; Thrive Affordable Housing Study.pdf

Nancy-

Thanks for discussing the Housing Plan Job/Housing Balance Summary. As mentioned, I feel it is not accurate to give a free pass to the unserved areas, I feel there are limited served areas that were left out of the analysis, and the grouping of adjacent communities into one subgroup does not accurately identify how the individual communities are doing. In sum, I feel the City of Oconomowoc is being misrepresented in the Plan. I feel the City has made strides over the past two years to prove that we are moving in the right direction.

Attached are several items that I scanned in that discuss how progressive the City of Oconomowoc has become. Not attached is the updated City Zoning Ordinance or the City's Comprehensive Plan, which are both very friendly towards diverse housing and job creation. If you would like to further discuss any of the above, feel free to contact me.

Jason J. Gallo, AICP
City Planner / Zoning Administrator
City of Oconomowoc
174 E. Wisconsin Avenue
P.O. Box 27
Oconomowoc, WI 53066

Phone (262) 569-2166



**Please note effective immediately my e-mail has been changed to jgallo@oconomowoc-wi.gov. Please make a note of this change.

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Anderson, Nancy M.

From: Jason Gallo <jgallo@oconomowoc-wi.gov>
Sent: Wednesday, December 19, 2012 11:37 AM
To: Anderson, Nancy M.
Subject: Comments on Draft Housing Plan

Nancy-

Thank you for allowing Community Officials to provide comments on the draft Housing Plan, more specifically the Job-Housing Balance Analysis.

The City of Oconomowoc has a concern with the draft analysis since the City was placed in a subgroup (Number 25) that includes a number of other communities. Oconomowoc has no input or control of the policies or decision making process within these other communities. The City of Oconomowoc is proud of the fact that we have approved recent affordable housing projects and maintain a diverse job base. I feel identifying Oconomowoc with an imbalance as shown, may not be a clear reflection of the individual status of the City. The City of Oconomowoc has made tremendous strides adopting both a Comprehensive Plan and Zoning Ordinance that are very favorable for affordable and multi-family housing.

The other concern regards the preliminary plan recommendation to amend State law to prohibit the creation of new TIF districts in communities with a job housing imbalance. This recommendation penalizes individual communities by requiring additional steps to utilize existing TIF law, when the requesting community may not even have a job housing imbalance. The entire recommendation regarding the creation of TIF districts should be removed from the Plan.

Jason J. Gallo, AICP
City Planner / Zoning Administrator
City of Oconomowoc
174 E. Wisconsin Avenue
P.O. Box 27
Oconomowoc, WI 53066

Phone (262) 569-2166



**Please note effective immediately my e-mail has been changed to jgallo@oconomowoc-wi.gov. Please make a note of this change.

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Anderson, Nancy M.

From: Jennifer Andrews <JMAAndrew@ci.waukesha.wi.us>
Sent: Thursday, December 20, 2012 3:36 PM
To: Anderson, Nancy M.
Subject: Housing Plan comment

Nancy,

We would like to provide the following comment regarding the housing plan.

The City of Waukesha strongly opposes any modification to the State of Wisconsin TIF law. TIF is the only tool cities and villages have to attract economic development to their communities. The City of Waukesha has used TIF almost exclusively for redevelopment and industrial development. As a result of TIF the City of Waukesha has been able to attract development and investment that has resulted in thousands of family supporting jobs and hundreds of millions of dollars in tax base providing tax relief to its citizens. Any obstruction to the creation of TIF or the use of TIF will seriously hinder economic development efforts in the City of Waukesha and cities and villages across the state.

Thanks

Jennifer Andrews, AICP
City of Waukesha
City Planner
201 Delafield St. Room 200
Waukesha, WI 53188
Tel 262-524-3753 Fax 262-524-3751
jmaAndrew@ci.waukesha.wi.us
www.ci.waukesha.wi.us/communitydevelopment

The City of Waukesha is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Waukesha e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.

December 20, 2012

Nancy Anderson
SEWRPC

RE: Comments on Regional Housing Plan

Nancy, thank you for your recent presentation to planners explaining the Draft Regional Housing Plan. Here are some comments I have regarding the draft plan, as you explained this week:

1. Tax increment financing is one of the few viable economic development tools available to cities and villages to assist in public-private partnerships that lead to job creation, value creation, industrial park creation and the rehabilitation of blighted properties. The draft plan suggests that the State legislature adopt prohibitions on the use of tax increment financing in communities where there is a jobs and housing imbalance without the community taking active steps to address the imbalance. In my opinion, this approach is a simplistic attempt to address the jobs-housing imbalance. In order to create the income needed to buy or rent housing jobs need to be created. Communities are struggling to find ways to create jobs in the current economy. Any attempt to curtail the tools that cities and villages can use to help create jobs is counterproductive. In addition, I suggest the recommendation may conflict with regional economic development goals.
2. Most communities in the region have some measure of single family homes located on pre-WWII platted lots that may range from 8,000 square feet to 14,000 square feet. These neighborhoods were platted in the 1920s to 1940s. I suspect Brookfield may have approximately 500 single family homes located on lots in the range of 10,000 square feet to 14,000. (I can provide a more precise inventory if needed.) I admit that not many communities allow new lots to be platted at those sizes, except through planned development districts or traditional neighborhood districts, i.e. these lots are not necessarily permitted "by right". Nevertheless, the inventories of existing smaller single family lots should be recognized in the plan. These inventories provide a supply that will become available as baby boomers move on to other housing choices. This supply should be protected from lot consolidations, tear downs, delinquent maintenance or other conditions that would remove this important supply of moderately priced homes.
3. New state laws imposed on communities significantly curtail communities from raising their tax levy. Any suggestion in the plan that would reduce revenues that help offset the cost burden associated with providing services needed to serve new residents, such as the waiver of impact fees, should be accompanied with a refinement of the state revenues caps. Corresponding exceptions to revenue caps should be considered.

Thank you for the opportunity to comment. (This letter is provided without my normal letterhead as I am out of the office the balance of this week.)

Daniel Ertl, A.I.C.P., Director of Community Development, City of Brookfield, WI

Appendix A-3

ORAL COMMENTS PRESENTED TO COURT REPORTER AT PUBLIC MEETING ON DECEMBER 6, 2012

BROWN & JONES REPORTING, INC.

PUBLIC COMMENTS ON
REGIONAL HOUSING PLAN
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

Public comments taken before MELISSA J.
STARK, a Certified Realtime Reporter, Registered
Professional Reporter and Notary Public in and for the
State of Wisconsin, at Tommy G. Thompson Youth Center,
640 South 84th Street, West Allis, Wisconsin, on
December 6, 2012, commencing at 4:00 p.m. and concluding
at 6:00 p.m.

CERTIFIED
TRANSCRIPT

735 North Water Street, Suite M185
Milwaukee, WI 53202
(414) 224-9533
(800) 486-8531

SEWRPC, 12/06/2012

2

A P P E A R A N C E S

* * * * *

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION, by
MR. KENNETH R. YUNKER, PE,
MS. NANCY M. ANDERSON, AICP,
W239 N1812 Rockwood Drive,
P.O. Box 1607,
Waukesha, Wisconsin 53187-1607.

* * * * *

Speaker:	Page
Mary Mirasola	3
18675 Brookfield Lake Drive, #47 Brookfield, Wisconsin 53045	
Jessica Beris	4

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414-224-9533

SEWRPC, 12/06/2012

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TRANSCRIPT OF PROCEEDINGS

MS. MIRASOLA: I really just wanted to
speak in support of the UWM analysis, and because
I live in Waukesha County, I live in Brookfield, I
would like to speak in support of the housing
issue around developing low income housing and the
housing that's more appropriate or related to
work -- the work situation here. I would really
like to see that to be -- create more balance here
in Brookfield.

(Presentation was held.)

MR. YUNKER: Now is the time for us to
hear from you so, Nancy, I don't think anybody has
registered to speak, have they?

MS. ANDERSON: I don't believe so.

MR. YUNKER: But if anybody would like
to make a comment or ask a question, you can just
come up to the microphone right there and state
your name, if you would, so the court reporter,
our recorder, can get that down and the community
in which you live and provide us your comment. Is
there anybody who is interested in providing
comments at this time or asking a question?
Nobody?

MS. JESSICA BERIS: I just --

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SEWRPC, 12/06/2012

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MR. YUNKER: If you feel more
comfortable sitting, you can do that, too. That
would be fine. I think we only have a few people
here, so that would be just fine, but just speak
loud enough so that we can get your comment or
question down.

MS. JESSICA BERIS: My name is Jessica
Beris. I had a question about the meeting that
was held here yesterday about -- was it
transportation? You had mentioned a meeting
here --

MR. YUNKER: I think the Wisconsin
Department of Transportation had a meeting here
yesterday on preliminary engineering for the
reconstruction of Interstate Highway 94 Between
25th Street and 70th Street.

MS. JESSICA BERIS: Okay. So that
didn't have anything to do with this then?

MR. YUNKER: That's not our -- we work
with the Wisconsin Department of Transportation.
We do transportation planning, but it was their
meeting.

MS. JESSICA BERIS: That was something
different than this?

MR. YUNKER: Totally different. Totally

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414-224-9533

different. You didn't mean to go to that meeting, did you?

MS. JESSICA BERIS: No.

MS. ANDERSON: I mentioned earlier when we were talking that SEWRPC does the transportation plan, and we have a transit element in our housing plan reference the transit element recommendations.

MS. JESSICA BERIS: That's what I was questioning, if it has anything to do with this. It didn't. Okay.

MR. YUNKER: Any other questions and comments? As long as you speak up, feel free to just stay where you're seated if you have any question or comment. Anybody? One more time. Any questions or comments? And the staff will be here if you don't have any, and if you prefer to give your comment just in private to the reporter after we end the public part of the meeting, feel free to do that.

If instead you want to do it in writing or you want to do it in e-mail, there are ways to do that. If you just want to discuss or ask questions with the staff privately, that's available, too. So no other questions or

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comments? Then the public hearing portion of the meeting has ended. Thank you very much for coming to the meeting.

(Proceedings concluded at 6:00 p.m.)

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STATE OF WISCONSIN)
) SS:
COUNTY OF MILWAUKEE)

I, MELISSA J. STARK, a Certified Realtime Reporter, Registered Professional Reporter and Notary Public in and for the State of Wisconsin, do hereby certify that the above Public Comments were recorded by me on December 6, 2012, and reduced to writing under my personal direction.

I further certify that I am not a relative or employee or attorney or counsel of any of the parties, or a relative or employee of such attorney or counsel, or financially interested directly or indirectly in this action.

In witness whereof I have hereunder set my hand and affixed my seal of office at Milwaukee, Wisconsin, this 10th day of December, 2012.

Notary Public
In and for the State of Wisconsin

My Commission Expires: January 11, 2015.

BROWN & JONES REPORTING, INC.
414-224-9533

#	BERIS [1] - 3:25, 4:7, 4:17, 4:23, 5:3, 5:9	5:7 employee [2] - 7:12, 7:13	4:10, 4:13, 4:22, 5:1, 5:19, 6:2, 6:3	- 3:1
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53045 [1] - 2:9	comments [1] - 1:9, 3:23, 5:13, 5:16, 6:1	Highway [1] - 4:15	NANCY [1] - 2:4	reference [1] - 5:7
53187-1607 [1] - 2:5	Commission [1] - 7:24	housing [1] - 3:5, 3:6, 3:7, 5:7	Nancy [1] - 3:13	REGIONAL [1] - 1:4, 1:5, 2:3
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9	court [1] - 3:19	Interstate [1] - 4:15		S
94 [1] - 4:15	create [1] - 3:9	issue [1] - 3:6		SEWRPC [1] - 5:5
A	action [1] - 7:15	J		sitting [1] - 4:2
afford [1] - 7:17	AKCP [1] - 2:4	January [1] - 7:24		South [1] - 1:13
Allis [1] - 1:13	analysis [1] - 3:3	Jessica [2] - 2:10, 4:7		SOUTHEASTERN [2] - 1:5, 2:3
ANDERSON [1] - 2:4, 3:15, 5:4	appropriate [1] - 3:7	JESSICA [1] - 3:25, 4:7, 4:17, 4:23, 5:3, 5:9		Speaker [1] - 2:7
attorney [2] - 7:12, 7:13	available [1] - 5:25	K		staff [2] - 5:16, 5:24
B	balance [1] - 3:9	KENNETH [1] - 2:3		STARK [2] - 1:10,
Beris [2] - 2:10, 4:8	B	L		
	e-mail [1] - 5:22	Lake [1] - 2:9		
	element [2] - 5:6,	live [2] - 3:4, 3:21		
		loud [1] - 4:5		
		low [1] - 3:6		
		M		
		mail [1] - 5:22		
		Mary [1] - 2:8		
		mean [1] - 5:1		
		meeting [1] - 4:8,		

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7:5 STATE [1] - 7:1 State [2] - 1:12, 7:7, 7:22 state [1] - 3:18 stay [1] - 5:14 Street [2] - 1:13, 4:18 support [2] - 3:3, 3:5
T
Thompson [1] - 1:12 Tommy [1] - 1:12 totally [2] - 4:25 TRANSCRIPT [1] - 3:1 transit [2] - 5:6, 5:7 transportation [2] - 4:19, 4:21, 5:6 Transportation [2] - 4:13, 4:20
U
under [1] - 7:10 up [2] - 3:18, 5:13 UWM [1] - 3:3
W
W239 [1] - 2:4 Waukesha [2] - 2:5, 3:4 ways [1] - 5:22 West [2] - 1:13 whereof [1] - 7:16 WISCONSIN [2] - 1:5, 2:3, 7:1 Wisconsin [2] - 1:12, 1:13, 2:5, 2:9, 4:12, 4:20, 7:7, 7:18, 7:22 witness [1] - 7:16 writing [2] - 5:21, 7:10
Y
yesterday [2] - 4:9, 4:14 Youth [1] - 1:12 YUNKER [2] - 2:3, 3:12, 3:16, 4:1, 4:12, 4:19, 4:25, 5:12

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Appendix B

**PROCEEDINGS OF PUBLIC MEETINGS HELD FROM
NOVEMBER 13, 2012, THROUGH DECEMBER 6, 2012**

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Appendix B-1

ATTENDANCE RECORDS FROM PUBLIC MEETINGS

REGIONAL HOUSING PLAN

PUBLIC INFORMATIONAL MEETING SIGN-IN SHEET

DATE: November 13, 2012

TIME: 4:00 P.M.

PLACE: Racine Gateway Technical College
Michigan Room
1001 Main Street, Racine
Racine, Wisconsin

Name (First, MI, Last)	Address	E-mail (optional)
1. JOSEPH HECK	432 SHIRELAND DRIVE, RACINE, WI 53402	jheck@wi.rr.com
2. Lacie J Heddrington	5200 Washington Ave., Racine, WI 53406	lheddrington@societysassets.org
3. Kim Plache		
4. BRIAN O'CONNELL	730 Washington Ave Racine, 53403	brian.oconnell@cityofracine.org
5.		
6.		
7.		
8.		
9.		
10.		

REGIONAL HOUSING PLAN

PUBLIC INFORMATIONAL MEETING SIGN-IN SHEET

DATE: November 14, 2012

TIME: 4:00 P.M.

PLACE: Kenosha County Job Center
Commons Area
8600 Sheridan Road
Kenosha, Wisconsin

Name (First, MI, Last)	Address	E-mail (optional)
1. CHRISTOPHER N. LAWELL	6226 48TH PLACE KENOSHA, WI 53144	cnlawell@yahoo.com
2. Jan Michalski	416-7th St Kenosha 53143	JMichalski@kenosha.org
3. Mary Kay Schuster	31232 75th St Salem, 53168	mks@wi.rr.com
4. Marie Christine Myers	7109 16TH AVE, UNIT H KENOSHA 53142	mariechristine7487@aol.net
5. Shaniqua Jackson	6426 27th Upper Kenosha 53140	1262-220-9484 Shaniqua Jackson
6. ANDY Wick	4605 27th Ave #1 KENOSHA	
7. Jeff Labahn	625-52nd Street Kenosha WI 53140	jlabahn@kenosha.org
8.		
9.		
10.		

REGIONAL HOUSING PLAN
PUBLIC MEETING SIGN-IN SHEET

DATE: November 19, 2012

TIME: 4:00 P.M.

PLACE: Matheson Memorial Library and Community Center
Community Center
101 N. Wisconsin Street
Elkhorn, Wisconsin

Name (First, MI, Last)	Address	E-mail for meeting notices (optional)	Check box to be added to the SEWRPC newsletter mailing list:
1. DAVID A. PATZELT	17 N First St Geneva IL 60134	dave@shadeen.com	<input checked="" type="checkbox"/>
2. Brian A. Olson	1192 W COURT ST ELKHORN WI		<input type="checkbox"/>
3. STEVE WITT	446 Smythe Dr Williams Bay 53191		<input type="checkbox"/> (Wal. Co. zoning summary)
4. Cindy Moehling / WalCoMet	975 W. Walworth Ave, Elkhorn, WI 53115	cmoehting@walcomet.com	<input checked="" type="checkbox"/>
5. Michael Cotten	100 W. Walworth Elkhorn WI 53121		<input type="checkbox"/>
6. David P. Dowe	W7265 Robins Way Elkhorn		<input type="checkbox"/>
7. Terry Schuermer	1000 E Central Elkhorn		<input type="checkbox"/>
8.			<input type="checkbox"/>
9.			<input type="checkbox"/>
10.			<input type="checkbox"/>

(Plus two people who did not sign in)

REGIONAL HOUSING PLAN
PUBLIC MEETING SIGN-IN SHEET

DATE: November 27, 2012

TIME: 4:00 P.M.

PLACE: Waukesha Rotary Building
Frame Park
1150 Baxter Street
Waukesha, Wisconsin

Name (First, MI, Last)	Address	E-mail for meeting notices (optional)	Check box to be added to the SEWRPC newsletter mailing list:
1. Kathleen Harris	1301 E Moreland Blvd	Kathleen.Harris@kubana.com	<input checked="" type="checkbox"/> (also)
2. JOANN PEDERSEN	W277N1390 SPRINGHILL DR, Waukesha	ask-y@wi.rr.com	<input checked="" type="checkbox"/>
3. Matt Carran	W156 N8480 Plin Rd Meno Falls	mcarran@menomonee-falls.org	<input checked="" type="checkbox"/>
4. Jason Williams	2000 N. Calhoun Rd Brookfield		<input type="checkbox"/>
5. Tina Casey	2000 N. Calhoun Rd Brookfield WI 53005	casey@ci.brookfield.wi.us	<input checked="" type="checkbox"/>
6. Otto P. Dubnick	1145 Madison St Waukesha, WI		<input type="checkbox"/>
7. GIL RUSSO + WIFE	16005 MARK DR BROOKFIELD 53005	kruss50329@gmail.com	<input checked="" type="checkbox"/>
8. Fuller, J.A.	P.O. Box 709 WAUKESHA 53187	jafw4444@aol.com	<input type="checkbox"/>
9. Ken Maslakowski	P.O. Box 709 Waukesha 53187	ken.maz@stglobal.net	<input type="checkbox"/>
10. Chris Bauman	1840 Tallgrass Circle Waukesha, WI 53188	sbauman@wi.rr.com	<input checked="" type="checkbox"/>

Plus 1 person who did not sign in

REGIONAL HOUSING PLAN
PUBLIC MEETING SIGN-IN SHEET

DATE: November 28, 2012

TIME: 4:00 P.M.

PLACE: Washington County Public Agency Center
Rooms 1113 A-B
333 E. Washington Street
West Bend, Wisconsin

Name (First, MI, Last)	Address	E-mail for meeting notices (optional)	Check box to be added to the SEWRPC newsletter mailing list:
1. Daniel W Stossel	41673 State Road 28 Kewaskum, WI		<input type="checkbox"/>
2. Dennis Myers	N 115 W 20309 WOODLAND DR. GERMAN TOWN WI		<input type="checkbox"/>
3. Marni Ewert	N113W20662 EDGEWOOD DR. GERMANTOWN WI.		<input type="checkbox"/>
4. Justin Brancher	United Way of Wash. Cnty. BON Main St, West Bend, WI 53095		<input type="checkbox"/>
5. LINDA OLSON	ADRC West Bend, WI 53095		<input type="checkbox"/>
6. John Myers	Planning & Parks Dept. West Bend, WI 53095		<input type="checkbox"/>
7. Pat Thumsta	139 Ridge Rd West Bend WI 53095		<input type="checkbox"/>
8. Doug Johnson	432 E. Washington St. W West Bend 53095		<input type="checkbox"/>
9. Deb Sucki	Washington Co.		<input type="checkbox"/>
10.			<input type="checkbox"/>

REGIONAL HOUSING PLAN
PUBLIC MEETING SIGN-IN SHEET

DATE: November 29, 2012

TIME: 4:00 P.M.

PLACE: Ozaukee County Administration Center
Auditorium
121 W. Main Street
Port Washington, Wisconsin

Name (First, MI, Last)	Address	E-mail for meeting notices (optional)	Check box to be added to the SEWRPC newsletter mailing list:
1. Schmarht, Neil	1333 W. Towne Sq Rd MEQUON, WI NEIL.Schmarht@communitycenter.org		<input type="checkbox"/>
2. Stephen Wilkinson	1528 N Green Bay Rd Grafton WI		<input type="checkbox"/>
3. Julius Frank	13057 N. ORACLE LN MEQUON		<input type="checkbox"/>
4. ANDREW STRUCK	121 W. MAIN STREET PORT WASHINGTON, WI ESTRECHQ.CO.02@ozaukee.wi.us		<input checked="" type="checkbox"/>
5. Julia McNally	568 Starboard Ct. Grafton, WI jmcnally@theradapt.com		<input checked="" type="checkbox"/>
6. Amanda Shoeter	1102 Bridge Street Grafton, WI aschoeter@townofgrafton.org		<input checked="" type="checkbox"/>
7. Delores Bogenrief	10837 Hidden Valley Cedarburg delbogenrief@yahoo.com		<input checked="" type="checkbox"/>
8. Michelle Pike	121 W. Main St Port Washington mpike@co.ozaukee.wi.us		<input checked="" type="checkbox"/>
9. Lynn Cosentine	Box 264 Port Washington lcosentine@yahoo.com		<input type="checkbox"/>
10. Donna Kolankos	744 7th Ave Grafton WI rd401@milwaukee.com		<input type="checkbox"/>
11. Rachel J Pantaleo	R.Pantaleo@Co.Ozaukee.WI.US		<input type="checkbox"/>
12. ANDY HOLSCHBACH	121 W. MAIN ST. PORT WASHINGTON 53024		<input type="checkbox"/>
13. Michael Rambousek	860 Badger Circle Grafton, WI mrambousek@village.grafton.wi.us		<input checked="" type="checkbox"/>
14. FRANK MADSEN	5325 W. RIVER TRAIL CT, MEQUON 53022 MADSENFRANK@aol.com		<input checked="" type="checkbox"/>
15. Tom Richard	840 5th Ave, Grafton		<input type="checkbox"/>
16. Kirt Keller	W62N799 Shabagan Rd Cedarburg, WI 53012 kirtk54@gmail.com		<input type="checkbox"/> (please only if)
17. Karen Wolfe	5276 Lakewood Ridge Rd. Belgium		<input type="checkbox"/>

REGIONAL HOUSING PLAN
PUBLIC MEETING SIGN-IN SHEET

DATE: December 3, 2012

TIME: 4:00 P.M.

PLACE: HeartLove Place
Bethel Empowerment Room
3229 N. Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin

Name (First, MI, Last)	Address	E-mail for meeting notices (optional)	Check box to be added to the SEWRPC newsletter mailing list:
1. David Bowen, County Board Supervisor	901 N 10th Street, Milwaukee, WI	David.f.bowen@milwcnty.com	<input checked="" type="checkbox"/>
2.			<input type="checkbox"/>

REGIONAL HOUSING PLAN
PUBLIC MEETING SIGN-IN SHEET

DATE: December 5, 2012

TIME: 4:00 P.M.

PLACE: IndependenceFirst
540 S. 1st Street
Milwaukee, Wisconsin

Name (First, MI, Last)	Address	E-mail for meeting notices (optional)	Check box to be added to the SEWRPC newsletter mailing list:
1. Bill Mohr	5125 N Lisbon St Milwaukee WI 53210	whartz@hrcm.org	<input type="checkbox"/>
2. Celia Benton	342 N Water St Suite 400, Milwaukee	cbenton@vandeville.com	<input checked="" type="checkbox"/>
3. Phillip Corona			<input type="checkbox"/>
4. Bill Lavelette	3137 S. Superior St. MILW. 53207	LAVEB.LL@yahoo.com	<input checked="" type="checkbox"/>
5. Kristi Luzar - UEDA	2212 N. Dr. MLK Drive Milw 53212	Kristi@ueda.wi.org	<input checked="" type="checkbox"/>
6.			<input type="checkbox"/>

REGIONAL HOUSING PLAN
PUBLIC MEETING SIGN-IN SHEET

DATE: December 6, 2012

TIME: 4:00 P.M.

PLACE: Tommy G. Thompson Youth Center
State Fair Park
640 S. 84th Street
Milwaukee, Wisconsin

Name (First, MI, Last)	Address	E-mail for meeting notices (optional)	Check box to be added to the SEWRPC newsletter mailing list:
1. Pam J Hohl	4141 N. 97 th St. 53222-1417		<input type="checkbox"/>
2. Jessica Beeris	2636 S. Logan Ave, MILW. 53207		<input checked="" type="checkbox"/>
3. Chris Miotke	2108 E Edgewood Ave	cjmiotke@hotmail.com	<input checked="" type="checkbox"/>
4. Mary Mirabella			<input type="checkbox"/>
5. Chuck Erickson	7305 Forest Home City of Greenfield		<input checked="" type="checkbox"/>
6. Daniel Schmidt	Kewaskaw		<input type="checkbox"/>
7. Pamela Carlson	3722 S. BAMBERRY LN GREENFIELD WI 53228	pjcarl1@hotmail.com	<input type="checkbox"/>
8.			<input type="checkbox"/>

REGIONAL HOUSING PLAN
MEETING SIGN-IN SHEET

DATE: December 18, 2012

TIME: 9:30 A.M.

PLACE: SEWRPC Office
W239 N1812 Rockwood Drive
Waukesha, Wisconsin

Name (Please print)	Community Representing	E-mail for meeting notices (optional)	Check box to be added to the SEWRPC newsletter mailing list
1. Sandy Scherer	Waukesha Co	sscherer@waukesha-county.gov	<input checked="" type="checkbox"/>
2. Harlan Clinkenberg	City of Pewaukee	clink@pewaukee.wi.us	<input checked="" type="checkbox"/>
3. Julie Anderson	RACINE COUNTY	Julie.Anderson@CoRacine.org	<input type="checkbox"/>
4. Jessi Balcom	Elm Grove	balcom@elmgrove.wi.us	<input type="checkbox"/>
5. Bruce Kaniewski	Village of Mukwonago, Downer, Menomonee	bkaniewski@bkplanning.com	<input type="checkbox"/>
6. Mark Prohm	City of West Bend	prohm@ci.west-bend.wi.us	<input checked="" type="checkbox"/>
7. Brett Gierentz	CITY OF WEST ALLIS	bgierentz@westall.wi.gov	<input type="checkbox"/>
8. Jason Fruth	Waukesha County	jfruth@waukesha-county.gov	<input checked="" type="checkbox"/>
9. Joel D'Amico	City of Franklin	jd'Amico@franklin.wi.gov	<input checked="" type="checkbox"/>
10. Roger D'Amico	DELAFIELD, IN WAUKESHA, WALES	rogerd@gaggy.com	<input checked="" type="checkbox"/>
11. Jennifer Andrews	City of Waukesha	jandrews@waukesha.wi.us	<input checked="" type="checkbox"/>
12. Steve Crandall	"	scrandall@waukesha.wi.us	<input checked="" type="checkbox"/>
13. Peggy Herrick	Village of Pleasant Prairie	pherrick@pleasantprairie.wi.com	<input type="checkbox"/>
14. JASON GIALLO	CITY OF Oconomowoc	jgiallo@oconomowoc.wi.gov	<input checked="" type="checkbox"/>
15. Chuck Giallo	" - Wauwatosa		<input type="checkbox"/>
16. Joe Zane	City of Maywood		<input type="checkbox"/>
17. Matt Carr	V. of Menomonee Falls	mcarr@menomonee-falls.org	<input checked="" type="checkbox"/>
18. George Melchior	Kenosha Co. Planning Dept	georgemelchior@kenosha.org	<input type="checkbox"/>
19.			<input type="checkbox"/>
20.			<input type="checkbox"/>

DISPLAY BOARDS AVAILABLE FOR VIEWING AT PUBLIC MEETINGS

What is SEWRPC?



The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is the advisory regional planning agency for the seven-county Southeastern Wisconsin Region. SEWRPC helps county and local governments in the Region:

- Consider and address development and infrastructure problems that extend beyond their boundaries. Examples include transportation, flooding, sewage treatment, water quality, and water supply.
- Develop population and employment forecasts, land use planning, and planning to preserve natural resources and prime agricultural lands.

All SEWRPC plans provide advisory recommendations for consideration by local and county government officials.

Under State law, the Commission is governed by 21 Commissioners:

Kenosha County
Kimberly L. Breenig
Audlene Greenc
Robert W. Pitts

Milwaukee County
William R. Drew
Marina Dimitrijevic
John Rogers

Ozaukee County
Gustav W. Wirth, Jr.
Thomas H. Buestrin
William E. Johnson

Racine County
Gilbert B. Bakke
Peggy Staunway
David L. Eberle

Walworth County
Nancy Russell
Charles L. Colman
Linda J. Seemeyer

Washington County
Daniel Stoffel
Daniel S. Schmitz
David L. Streik

Waukesha County
James T. Dwyer
Michael A. Crowley
Jose M. Delgado



- The Region is made up of seven counties and 147 cities, villages, and towns.
- The Region includes more than one-third of Wisconsin's population and jobs.

PLANNING FOR HOUSING
IN SOUTHEASTERN WISCONSIN

At the request of local government officials, SEWRPC has been working on a new **Regional Housing Plan**. A preliminary plan has now been completed.

Carrying out the plan will help to provide affordable housing throughout Southeastern Wisconsin, particularly near major employment centers.



Draft plan chapters and additional information about the plan are available on the SEWRPC website at www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

The preliminary draft regional housing plan includes recommendations about:

- Affordable Housing
- Subsidized and Tax Credit Housing
- Fair Housing/Opportunity
- Job/Housing Balance
- Accessible Housing
- Housing Development Practices

REGIONAL HOUSING PLAN
ADVISORY COMMITTEE

A 29-member Advisory Committee was established by the Regional Planning Commission to guide preparation of the plan. The Advisory Committee provides a direct link between SEWRPC and the government agencies and housing advocacy groups responsible for carrying out plan recommendations.

William R. Drew, Chairman	Executive Director, Milwaukee County Research Park and Commissioner, Southeastern Wisconsin Regional Planning Commission
Julie A. Anderson	Director, Racine County Department of Public Works and Development Services
David Cappon	Executive Director, Housing Authorities of the City and County of Waukesha
Michael P. Cottier	Director, Walworth County Land Use and Resource Management Department
Kalan R. Haywood, Sr.	President, Vanguard Group, Milwaukee
Joseph G. Heck, Jr.	Assistant Director (Retired), Racine Department of City Development
Rob Henken	President, Public Policy Forum, Milwaukee
Douglas J. Koehler	Planner, City of Waukesha
Gary Koppelberger	City Administrator, City of Hartford
Jeffrey B. Labahn	Director, City of Kenosha
J. Scott Mathie	Department of Community Development and Inspections
George E. Melcher	Senior Director, Government Affairs
Michael J. Murphy	Metropolitan Builders Association of Greater Milwaukee
Falamak Nourzad	Director, Kenosha County Planning and Development Department
Linda Olson	Alderman, City of Milwaukee
Antonio M. Pérez	Principal, Continuum Architects + Planners, Milwaukee
Brian Peters	Executive Director, Housing Authority of the City of Milwaukee
Kim Plache	Housing Policy Advocate, IndependenceFirst, Milwaukee and Member, SEWRPC Environmental Justice Task Force
Maria Pioletta	Senior Community Relations Officer, Milwaukee Office of WHEDA
Welford Sanders	Redevelopment and Special Projects Manager, Milwaukee Department of City Development
Mary Kay Schleiter	Executive Director, M.L. King Economic Development Corporation
Kori Schneider-Peragine	Associate Professor, Department of Sociology-Anthropology, University of Wisconsin-Parkside
Dale R. Shaver	Senior Administrator, Inclusive Communities Program, Metropolitan Milwaukee Fair Housing Council
Michael J. Soika	Director, Waukesha County Department of Parks and Land Use
Andrew T. Struck	Director, Milwaukee Succeeds
Marne J. Stuck	Director, Ozaukee County Planning and Parks Department
Scott Thistle	Governmental Affairs Director, Greater Milwaukee Association of Realtors
Rev. James C. Thomas	Principal, Halton Homes, Brookfield
John F. Weishan, Jr.	Retired, Board of Ezekiel Community Development Corporation
	Supervisor, Milwaukee County Board

Housing Vision and Objectives

"Financially sustainable housing for persons of all income levels, age groups, and special needs throughout the entire Southeastern Wisconsin Region."

Affordable Housing:

- Provide decent, safe, sanitary, and financially sustainable housing for all current residents of the Region, and the Region's anticipated future population.

Job/Housing Balance:

- 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.

Subsidized/Tax Credit Housing:

- Maintain and expand the stock of subsidized housing in the Region to meet the anticipated need for such housing.

Accessible Housing:

- Provide accessible housing choices throughout the Region, including near major employment centers.

Fair Housing:

- Eliminate housing discrimination in the Region.
- Reduce economic and racial segregation in the Region.

Housing Development Practices:

- Encourage the use of environmentally responsible residential development practices throughout the Region.
- Encourage neighborhood design principles that provide housing in a physical environment that is healthy, safe, convenient, and attractive.



NEED FOR AFFORDABLE HOUSING

HUD defines housing affordability as a household paying no more than 30 percent of its gross income towards housing costs. This is the standard used in the regional housing plan.

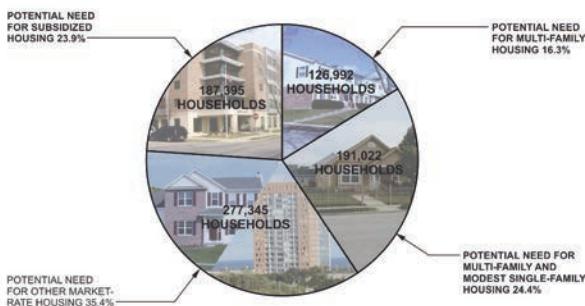
- About 282,500 households in the Region, or 36 percent, pay more than 30 percent of their income towards housing. Two-thirds of these households have incomes below the Region median household income (\$53,879).

Subsidized Housing Need: Households with incomes less than 50 percent of the Region median income (less than \$26,940) will likely need subsidized housing or housing vouchers to afford decent housing.

Multi-Family Housing Need: Households with incomes of 50 to 80 percent of the Region median income (\$26,940 to \$43,104) will likely be able to afford higher density multi-family housing (at least 10 units per acre) at market rent (non-subsidized).

Modest Single-Family Housing Need: Households with incomes of 80 to 135 percent of the Region median income (\$43,104 to \$72,737) will likely be able to afford modest single-family homes (homes less than 1,200 square feet on lots of 10,000 square feet or smaller).

POTENTIAL HOUSING NEED

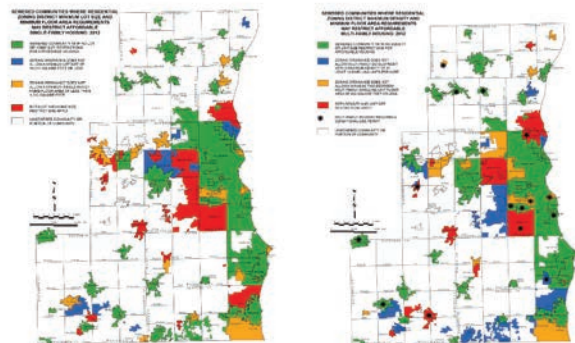


AFFORDABLE HOUSING

Housing affordability is closely related to the type and density of housing. Multi-family housing and smaller single-family homes on smaller lots tend to be more affordable to a wider range of households than larger single-family homes on larger lots. Multi-family and higher density single-family housing is most appropriate in communities with sewer service.

Zoning regulations have a substantial impact on the type and density of housing in a community.

Several suburban communities with sewer service have zoning ordinances with housing density and size requirements that may restrict the development of affordable market-rate multi-family and modest single-family housing.



- Zoning regulations and comprehensive plans in some outlying communities discourage the development of modest single-family housing.
- Zoning regulations and comprehensive plans in some outlying communities discourage the development of multi-family housing.

AFFORDABLE HOUSING (continued)

Preliminary Recommendations:

- The key preliminary plan recommendation calls for communities with sewer service to allow development of new single-family homes on lots of 10,000 square feet or smaller with homes sizes of 1,100 to 1,200 square feet and multi-family housing at a density of at least 10 units per acre. Areas for this type of residential development should be identified in comprehensive plans and allowed by zoning ordinances.
- Comprehensive plans and zoning ordinances in communities with sewer service should encourage a variety of housing types (single-, two-, and multi-family), and a variety of lot sizes and housing values in urban neighborhoods. Re-use of buildings and development of live-work units should also be considered.
- Communities should also:
 - Reduce or waive impact fees for modest single- and multi-family housing.
 - Review community requirements for new housing that could reduce cost without compromising quality.
 - Consider extending Tax Increment Financing (TIF) districts for one year to fund affordable housing, as permitted under current State law.
 - Allow accessory dwelling units to help provide affordable housing options.



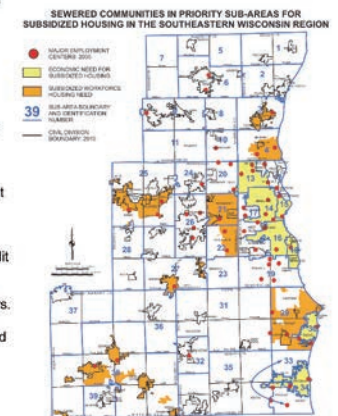
SUBSIDIZED AND TAX CREDIT HOUSING

There is significant unmet need for subsidized housing in the Region.

- Public housing agencies have long waiting lists for housing assistance.
- There are fewer than 46,000 subsidized and tax credit housing units and vouchers in the Region and 187,000 households that may need financial assistance to afford decent housing.

Preliminary Recommendations:

- Due to funding challenges, the preliminary plan recommends housing assistance be targeted to areas of the Region with the greatest existing and anticipated need, such as areas with many households that may need financial assistance (shown in yellow) and areas with employment opportunities that do not have enough affordable housing for lower- and moderate-wage workers (shown in orange).
- HUD should modify their housing voucher program to encourage a regional program in Southeastern Wisconsin.
- A regional housing trust fund should be established to assist in the development of affordable housing.
- Communities with major employment centers should support tax credit housing development.
- WHEDA should modify their tax credit housing allocation criteria to encourage development in outlying areas with major employment centers.
- Wisconsin Open Housing Law should be amended to recognize housing vouchers as a lawful source of income.



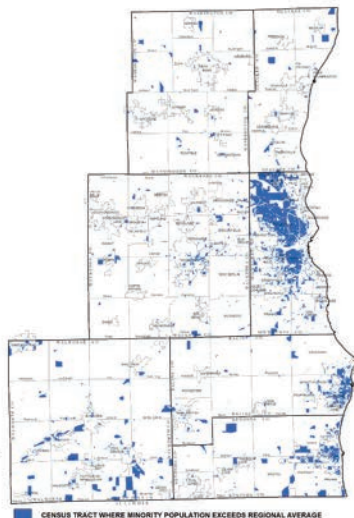
FAIR HOUSING/OPPORTUNITY

The concentration of minority and low-income populations in the Region's central cities has been a continuing challenge with several negative effects, including decreased access to jobs in outlying areas for central city residents in need of employment.

- African American and Hispanic household income in the Region is about 50 to 60 percent of White household income.

Preliminary Recommendations:

- Develop affordable multi-family and single-family housing throughout the Region, including near outlying major employment centers.
- Address job/housing imbalances.
- Expand subsidized and tax credit housing throughout the Region.
- Establish programs to provide assistance to low-income households in moving to less impoverished areas, such as help finding suitable housing, work, and enrolling children in school.
- Government agencies that "pass through" HUD funds should require the recipients to affirmatively further fair housing.



JOB/HOUSING BALANCE

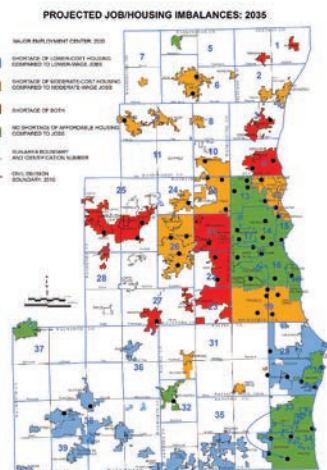
Land use plan maps adopted as part of community comprehensive plans were analyzed to determine the potential number of jobs and housing units that could be accommodated in communities with planned sewer service in 2035.

Estimated job wages and housing types and densities in sub-areas of the Region were compared:

- A lower-cost job/housing imbalance is where a sub-area is likely to have a higher percentage of lower-wage jobs than lower-cost housing (multi-family, two-family, and mobile homes).
- A moderate-cost job/housing imbalance is where a sub-area is likely to have a higher percentage of moderate-wage jobs than moderate-cost housing (modest single-family homes on lots of 10,000 square feet or less).

Preliminary Recommendations:

- Communities with sewer service in areas projected to have a job/housing imbalance should allow development of modest multi-family and/or single-family housing. Areas for this type of housing should be identified in comprehensive plans and allowed by zoning ordinances.
- Tax Increment Financing (TIF) policy and economic development incentives should be designed to encourage new development that will correct job/housing imbalances and increase employment opportunities in areas with low incomes and high unemployment.



TRANSIT CONNECTIONS BETWEEN JOBS AND AFFORDABLE HOUSING

Significant expansion of public transit is necessary to connect jobs to existing affordable housing, much of which is concentrated in the Region's central cities.

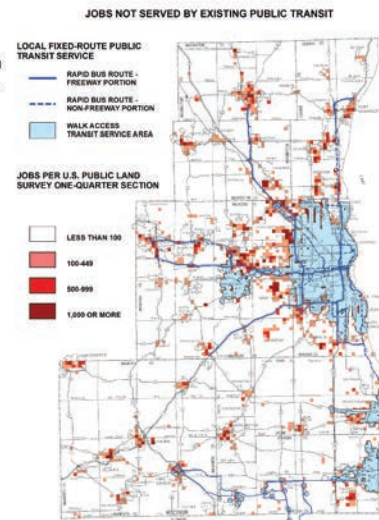
Preliminary Recommendation:

State, County, and affected local governments should work to fully implement the public transit element of the 2035 regional transportation plan to connect affordable housing and jobs.

The 2035 regional transportation plan recommends doubling 2010 public transit service levels.

Maintenance and expansion of public transit service requires the continued commitment of the State to be a partner in funding public transit.

The recommended expansion of public transit in the Region is also dependent on attaining dedicated local funding.



ACCESSIBLE HOUSING

Demand for housing accessible to persons with disabilities exceeds supply.

- It is estimated there are up to 61,640 multi-family housing units in the Region constructed since 1991 that may be accessible to persons with disabilities, due to Federal and State fair housing laws. These laws require ground floor apartments in new buildings without elevators and all apartments in new buildings with elevators to provide accessibility features that accommodate people using wheelchairs.
- About 169,000 households in the Region reported a member with a disability in 2010.
- Affordability is a particular concern because the median earnings of persons with disabilities is about half that of persons without disabilities.

Preliminary Recommendations:

- Developing multi-family housing near major employment centers and throughout the Region, which would address both affordability and accessibility needs.
- Community support of efforts by developers and other housing providers to design homes that make it easy for people with mobility impairments to live in or visit. The homes should have a zero step entrance, wide doors and hallways, easy to reach and use switches and door knobs, and a ground floor bathroom.



- Continued funding for accessibility modifications in single-family homes and apartments through HUD grants, TIF extensions, and other sources.
- Develop and maintain a database to track homes and apartments with accessibility features.

HOUSING DEVELOPMENT PRACTICES

Preliminary Recommendations:

Communities should prepare detailed plans for neighborhoods in urban areas that:

- Designate road alignments, pedestrian and bike paths, and transit stops (in communities that can support transit service);
- Identify areas for a variety of housing types and sizes and mixed uses such as stores and offices with housing, and live-work units;
- Identify areas for parks, schools, and shopping;
- Identify important natural resource areas to preserve;
- Designate areas for stormwater management and utilities.



The preliminary plan also recommends:

- The **redevelopment and infill** of vacant and underutilized sites, including brownfields, to revitalize urban areas.
- The use of green building methods and materials for new and renovated housing, where financially feasible, with priority given to **energy-saving materials and construction practices**, such as low-flow water fixtures; energy-star appliances; and high efficiency furnaces, water heaters, windows, and insulation.



BENEFITS OF IMPLEMENTING REGIONAL HOUSING PLAN RECOMMENDATIONS

- There will be more housing affordable to all of the Region's residents.
- There will be affordable workforce housing near job centers.
- The market for dilapidated housing will be reduced.
- There will be more housing accessible to persons with disabilities throughout the Region.
- Concentrations of minority and low-income populations in central cities will be reduced.
- Neighborhoods with urban services will have compact and mixed use development, which will:
 - Minimize the conversion of farmland to urban uses;
 - Minimize the cost of providing new roads and extending public sewer and water to serve new development;
 - Be served more efficiently by transit;
 - Minimize the distance residents have to travel between home and support services such as parks, schools, and shopping.



Socio-Economic Impact (SEI) Analysis

- The UWM Center for Economic Development (CED) conducted a **Socio-Economic Impact (SEI) analysis** to identify, measure, and analyze the impacts (positive or negative) of the preliminary housing plan recommendations on environmental justice populations. Environmental justice populations include low-income and minority populations and persons with disabilities.

SUMMARY OF FINDINGS

The central tenet of the Regional Housing Plan is providing affordable housing throughout the Region, with a focus on providing affordable housing for low- and moderate-income households. The preliminary housing plan recommendations fall into six categories.



- Based on the analysis portion of the SEI, most recommendations had either a **positive** or a **significantly positive** impact on environmental justice populations.
- If the recommendation was found to have a positive impact, then it would benefit most people in the Region.
- If the impact was found to be significantly positive, then it would have a greater and more positive impact on environmental justice populations than the population as a whole.
- The CED socio-economic impact analysis identified key recommendations that would have the most significantly positive impacts on environmental justice populations.
- None of the preliminary recommendations offered by SEWRPC, if implemented, would have a negative impact on environmental justice populations.



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**UNIVERSITY OF WISCONSIN
MILWAUKEE**

ENVIRONMENTAL JUSTICE IMPACTS OF PRELIMINARY HOUSING PLAN RECOMMENDATIONS

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation	Further Action
Affordable Housing							
1. Housing unit size and density					✓	✓	
2. Shift school funding away from property tax							✓
3. Reduce or waive impact fees for affordable housing				✓			
4. Encourage a variety of housing types				✓			
5. Review requirements that increase housing costs but do not contribute to design or functionality				✓			
6. Include architects on design review team	✓						
7. Conduct education and outreach efforts					✓		
8. Sound housing finance system				✓			
9. Appraisers should consider cost, income, and sales comparison approaches to value				✓			
10. Use TIF to facilitate the development of affordable housing as allowed by Section 66.1105(6)(g) of the Wisconsin Statutes				✓			✓
Fair Housing/Opportunity							
1. Housing unit structure type and density					✓	✓	
2. Allow multi-family as principal use in multi-family zoning districts				✓			
3. Require sub-grantees to Affirmatively Further Fair Housing (AFFH)					✓	✓	
4. NGO public informational programs					✓		
5. Assisted housing mobility program					✓		
Job/Housing Balance							
1. Community job/housing balance analyses					✓	✓	
2. Expand public transit					✓		
3. Conduct a Statewide job/housing balance analyses	✓						
4. Amend state law to prohibit TIF in communities with job/housing imbalance unless imbalance is addressed					✓	✓	
5. Economic development incentives					✓	✓	✓
6. Provide findings of job/housing balance conducted under regional housing plan to communities requesting sewer service area expansion	✓						
7. Economic and workforce development programs					✓		
8. Establish revised selection criteria for transportation projects using Surface Transportation Program - Milwaukee Urbanized Area funding or Congestion Mitigation and Air Quality program funding				✓			
9. Employer assisted housing programs					✓		
10. Migrant worker housing data collection				✓			
Affordable Housing							

✓ Recommendation 2 is still under consideration by CED. Our concern is whether or not greater reliance on sales and income taxes as alternative revenue streams could be regressive and have a disproportionately negative impact on environmental justice households.

✓ More information on Recommendation 10 is forthcoming. CED will determine whether any communities have taken advantage of the existing program that extends the life of a Tax Increment Financing District by 1 year in order to help pay for affordable housing.

Job/Housing Balance

✓ CED advises clarifying Recommendation 8 to include which programs/agencies would be targeted. This should apply to existing and future economic development programs, given the changing nature of the Federal and State programs.

Continued on next display.
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ENVIRONMENTAL JUSTICE IMPACTS OF PRELIMINARY HOUSING PLAN RECOMMENDATIONS

Continued from previous display

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation	Further Action
Accessible Housing							
1. Provide for multi-family housing					✓	✓	
2. Encourage universal design and visitability					✓		✓
3. Funding for long term care programs and accessible housing database development					✓		✓
4. Funding for Independent Living Centers					✓		✓
5. Prioritize funding to retro-fit existing housing					✓		
6. Building code enforcement for accessibility					✓		
7. Modify government programs to allow renters to use funds					✓		✓
Subsidized and Tax Credit Housing							
1. Simplify and maintain Federal subsidized housing programs					✓		
2. Increase funding level for Section 8 Housing Choice Vouchers					✓		
3. Seek and support new LIHTC housing					✓		
4. Seek and support HUD subsidized housing					✓	✓	✓
5. Study models in other states to target extremely low-income population in LIHTC application (GAP)					✓		
6. Administer voucher program regionally					✓	✓	
7. Amend Wisconsin Open Housing law to recognize vouchers as a source of income					✓		
8. Revise LIHTC application (GAP)					✓		
9. Form affordable housing partnerships					✓		
10. Establish a Housing Trust Fund for Southeastern Wisconsin					✓	✓	
Housing Development							
1. Neighborhood planning				✓			
2. Develop design standards				✓			
3. Brownfield redevelopment					✓	✓	
4. Crime Prevention design					✓		✓
5. Energy efficient housing					✓		✓

Accessible Housing

- ✓ Currently, accessibility features and modifications are not documented in property assessments. CED recommends developing a recommendation that would add documenting accessibility features and/or modifications to the residential property assessment. Alternatively, Recommendation 3 could be modified to incorporate this.
- ✓ CED encourages rewriting Recommendation 2 to include examples of how communities could "support the efforts" of developers, for instance, by providing density bonuses.
- ✓ CED will provide additional clarification on Recommendations 3 and 4. CED agrees that there will be an increased need for funding or proportional funding over the course of the planning period, but needs to do some work on this to see how the specific budgets have been impacted over the past 4 years.
- ✓ Recommendation 7 calls for the modification of government programs to fund accessibility modifications for renters. CED recommends that this also be extended to allow for landlord eligibility.

Subsidized and Tax Credit Housing

- ✓ CED recommends that SEWRPC develop at least one recommendation regarding homelessness and emergency shelter housing.
- ✓ CED suggests a recommendation that focuses on the preservation of existing subsidized housing, and/or modifying Recommendation 4 to include funding for the rehabilitation and preservation of existing housing units in priority areas through the Choice Neighborhood Program.

Housing Development Practice

- ✓ CED will provide more information on the impact of Crime Prevention Through Environmental Design program.
- ✓ CED is currently examining the possibility of expanding Recommendation 5 to include local programs such as the Targeted Investment Neighborhoods and their potential impact on environmental justice populations.

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Next Steps

In early 2013, the **Regional Housing Plan Advisory Committee** will review public comments on the preliminary plan recommendations and the findings of the socio-economic impact analysis and make its final recommendations.



The **Regional Planning Commission** will consider adoption of the regional housing plan in Spring of 2013.

SEWRPC will provide the adopted plan to each County and local government in the Region and to all concerned local, areawide, State, and Federal agencies. SEWRPC recommends that all of the agencies and units of government endorse the plan and integrate the recommendations into their plans and regulations related to housing and land use.

SEWRPC will monitor progress towards implementation of the adopted regional housing plan.


WE WANT YOUR OPINION!!

Do you have suggestions about the best way to provide decent and affordable housing for residents of Southeastern Wisconsin? **Did we miss something??**

Please fill out one of the comment sheets available at this meeting or contact us using the information below with comments regarding the preliminary recommendations of the regional housing plan by December 14, 2012.

Website: www.sewrpc.org/SEWRPC/housing.htm
E-mail: sewrpc@sewrpc.org
Phone: (262) 547-6721
Fax: (262) 547-1103
Mail: W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607

PRESENTATION GIVEN BY COMMISSION STAFF ON
PRELIMINARY REGIONAL HOUSING PLAN AT PUBLIC MEETINGS



A Regional Housing Plan for Southeastern Wisconsin: 2035



Public Meetings to Review Preliminary Plan Recommendations

Fall 2012

#207914v1 1



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



2



Regional Housing Plan

- **A 29-member Advisory Committee guided preparation of the Regional Housing Plan**
 - **County, local, and State government representatives**
 - **Home builders**
 - **Housing advocacy organizations**
 - **Research and policy organizations**

Vision

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

3



Plan Objectives

- **Provide decent, safe, sanitary, and financially sustainable housing for all current and future residents of the Region**
- **Improve links between jobs and affordable housing**
- **Maintain and expand subsidized housing to meet demand**
- **Meet demand for accessible housing for persons with disabilities**
- **Eliminate housing discrimination**
- **Reduce economic and racial segregation**
- **Encourage the use of environmentally sustainable housing**
- **Encourage sound neighborhood design principles**

4



Housing Affordability Findings

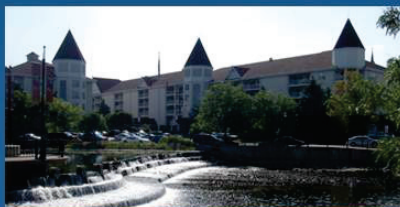
- **282,500 or 36% of Region households spend more than 30% of their income on housing**
 - **Two-thirds of these households are below the median household income of \$53,879**
 - **Subsidized housing need**
 - **Households with incomes less than 50% of the median income**
 - **187,000 or 24% of Region households**
 - **Multi-family housing need**
 - **Households with incomes 50 to 80% of median income**
 - **127,000 or 16% of Region households**
 - **Modest single-family housing need**
 - **Households with incomes 80 to 135% of median income**
 - **191,000 or 24% of Region households**

5



Subsidized and Tax Credit Housing Findings

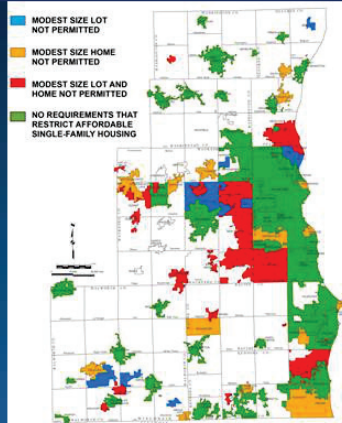
- **Significant unmet need**
 - **Long waiting lists**
 - **About 46,000 subsidized units for 187,000 households**
- **Funding and community opposition are obstacles**
- **Existing subsidized housing is concentrated in the Region's central cities, particularly family housing**



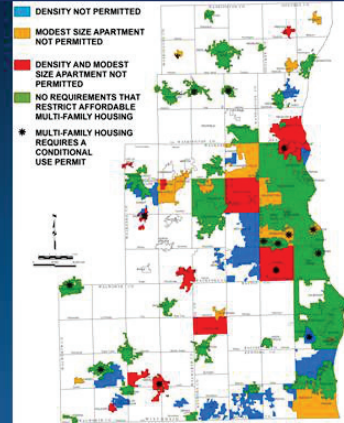
6



New Housing Development Findings



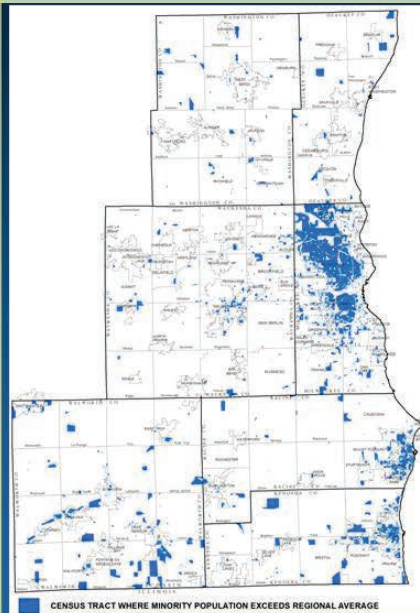
- Zoning regulations and comprehensive plans in some outlying communities discourage the development of modest single-family housing



- Zoning regulations and comprehensive plans in some outlying communities discourage the development of multi-family housing



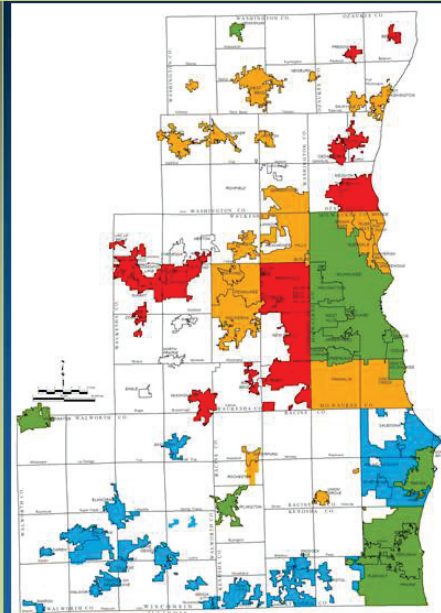
Minority Population Distribution Findings



- Minority population is concentrated in the Region's central cities
- African American and Hispanic household income is about 50 to 60% of White household income (2009)
- Additional multi-family housing and modest single-family housing in the Region's outlying communities could address minority concentration in the Region



Job/Housing Balance Findings

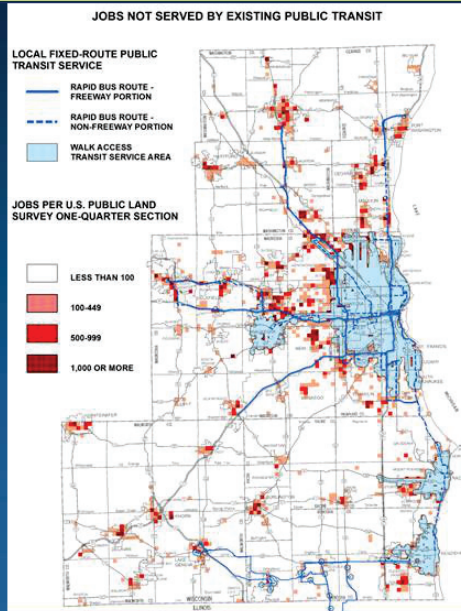


- SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
- SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
- SHORTAGE OF BOTH
- NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOBS

9



Employment-Housing-Transit Connections Findings



- **Significant expansion of public transit is necessary to connect jobs to existing affordable housing**
- **Recommended in Regional Transportation Plan**
- **Will require continued State funding and local dedicated funding**

10



Accessible Housing Findings

- **Demand for accessible housing exceeds, and will continue to exceed, supply**
- **Affordability is a particular concern**
 - **Median earnings of persons with disabilities is half that of persons without disabilities**
- **New multi-family housing will increase the supply of housing that is accessible and affordable**
 - **Federal and State laws require ground floor apartments in new buildings without elevators and all apartments in new buildings with elevators to provide accessibility features that accommodate people using wheelchairs**



11



KEY PRELIMINARY PLAN RECOMMENDATIONS

AFFORDABLE HOUSING

- **Sewered communities should provide areas for the development of modest single-family and multi-family housing**
- **Reduce heavy reliance on property tax to fund schools and local government**
- **Reduce or waive impact fees for modest single- and multi-family housing**
- **Review community requirements for new housing that could reduce cost without compromising quality**
- **Conduct education and outreach efforts on the need for affordable housing**
- **Communities should extend TIF districts for one year to fund affordable housing, as permitted under current State law**

12



KEY PRELIMINARY PLAN RECOMMENDATIONS

JOB/HOUSING BALANCE

- **Sewered communities with a job/housing imbalance should change their comprehensive plans and zoning ordinances to provide housing affordable for the workforce in their community**
- **Public transit should be improved and expanded to link jobs and affordable housing**
- **A Statewide job/housing balance analysis should be conducted and considered in the award of economic development incentives and LIHTC**
- **Expand and focus economic development, job training, and education in areas with low- and moderate-income households and high unemployment and under-employment**

13



KEY PRELIMINARY PLAN RECOMMENDATIONS

SUBSIDIZED AND TAX CREDIT HOUSING

- **Increase Federal funding**
- **HUD should modify their housing voucher program to encourage development of a regional program**
- **Establish a regional Housing Trust Fund to assist in the acquisition of land and development of affordable housing**
- **Communities with major employment centers should support LIHTC development**
- **Amend the Wisconsin Open Housing Law to recognize housing vouchers as a lawful source of income**

14



KEY PRELIMINARY PLAN RECOMMENDATIONS

FAIR HOUSING/OPPORTUNITY

- **Other plan recommendations will address fair housing/opportunity**
 - **Providing modest multi- and single-family housing**
 - **Addressing job/housing imbalance**
 - **Expanding subsidized and tax credit housing**
- **Implement programs to assist households moving to outlying areas with finding housing, jobs, and schools**

ACCESSIBLE HOUSING

- **Other plan recommendations will assist in addressing accessible housing needs, including expanded multi-family and subsidized/tax credit housing**
- **Continue to fund programs for home modifications and for Independent Living Centers**

15



Next Steps

- **The Advisory Committee will review public comments on the preliminary recommendations and SEI findings and make its final recommendations in early 2013**
- **The Regional Planning Commission will consider adoption of the plan in Spring of 2013**
- **It is recommended all county and local governments and concerned agencies in the Region integrate housing plan recommendations into their plans and regulations related to housing and land use**
- **SEWRPC will monitor plan implementation**



16

PRESENTATION GIVEN BY UW-MILWAUKEE STAFF ON
DRAFT SOCIO-ECONOMIC IMPACT ANALYSIS AT PUBLIC MEETINGS



Socio-Economic Impact Analysis of the
Preliminary Draft Regional Housing Plan
for Southeastern Wisconsin: 2035

Fall 2012

Presented by

Center for Economic Development, UWM

For further information or comments please contact

Kate Madison, AICP

cmadison@uwm.edu

(414) 229-6155

1



- A tool to determine if a proposed development or plan will have a negative or positive impact on Environmental Justice (EJ) populations
 - EJ populations include low-income and minority populations, and persons with disabilities
- SEWRPC hired UWM to conduct an analysis of SEWRPC's preliminary regional housing plan to determine its impacts on EJ populations

2

Strategy for Socio-Economic Impact Analysis of Regional Housing Plan

- The socio-economic impact analysis (SEI) is based on a review of each preliminary housing plan recommendation using the following framework established by SEWRPC:
 1. What positive social and economic impacts to environmental justice populations, if any, would be expected from implementation of the plan recommendation?
 2. If positive social and economic impacts would be expected, would environmental justice populations receive a proportionate share of benefits, compared to the regional population as a whole?*
 3. What adverse social and economic impacts to environmental justice populations, if any, would be expected from implementation of the plan recommendation?
 4. If adverse social and economic impacts would be expected, would impacts on environmental justice populations be disproportionately high, compared to the regional population as a whole?
 5. If adverse impacts would be expected, what steps could be taken to mitigate disproportionately high social and economic effects on environmental justice populations?

* Determination of a positive impact indicates that EJ populations would receive benefits in proportion to the regional population as a whole, while a significantly positive impact indicates that EJ populations would receive a greater proportion of benefits compared to the population as a whole.

3

Strategy for Socio-Economic Impact Analysis of Regional Housing Plan

- There are a total of 47 Recommendations in the preliminary housing plan, organized into 6 categories:



- Affordable Housing is central to the housing plan, particularly housing affordable to low- and moderate-income households
- Most recommendations have a positive or significantly positive impact on EJ populations

4

Strategy for Socio-Economic Impact Analysis of Regional Housing Plan

- Evaluating the 47 Recommendations in the context of a SEI analysis
 - Evaluation based on:
 - Historic trends and future socio-economic indicators and projections
 - Literature & Research Review (academic & journalistic)
 - Data (American Housing Survey, Census, foreclosure, and so on.....)
 - And within the context of Federal, State, and local laws and regulations

5

Findings: Affordable Housing

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation
1. Housing unit size and density					✓	✓
2. Shift school funding away from property tax						
3. Reduce or waive impact fees for affordable housing				✓		
4. Encourage a variety of housing types				✓		
5. Review requirements that increase housing costs but do not contribute to design or functionality				✓		
6. Include architects on design review team	✓					
7. Conduct education and outreach efforts					✓	
8. Sound housing finance system				✓		
9. Appraisers should consider cost, income, and sales comparisons approaches to value				✓		
10. Use TIF to facilitate the development of affordable housing as allowed by Wisconsin Statutes				✓		

Action Items:

- Recommendation 2 is still under consideration by CED as further research is warranted. CED will continue to look into this throughout the fall and will extend this to a discussion about sales and income taxes as alternatives. Our concern is whether or not it could be regressive and have a disproportionately negative impact on EJ households (particularly low-income households).
- More information on Recommendation 10 is forthcoming. CED needs to assess if any communities have taken advantage of the existing program that extends the life of a Tax Increment Financing District by 1 year in order to help pay for affordable housing.

6

Findings: Fair Housing/Opportunity

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation
1. Housing unit structure type and density					✓	✓
2. Allow multi-family as principal use in multi-family zoning districts				✓		
3. Require sub-grantees to Affirmatively Further Fair Housing (AFFH)					✓	✓
4. NGO public informational programs					✓	
5. Assisted housing mobility program					✓	

Action Items:

- No further action is warranted

7

Findings: Job/Housing Balance

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation
1. Community job/housing balance analyses					✓	✓
2. Expand public transit					✓	
3. Conduct a Statewide job/housing balance analysis	✓					
4. Amend state law to prohibit TIF in communities with job/housing imbalance unless imbalance is addressed					✓	✓
5. Economic development incentives					✓	✓
6. Provide findings of job/housing balance conducted under regional housing plan to communities requesting SSA expansion	✓					
7. Economic and workforce development programs					✓	
8. Establish revised selection criteria for transportation projects using Surface Transportation Program – Milwaukee Urbanized Area funding or Congestion Mitigation and Air Quality program funding				✓		
9. Employer assisted housing programs					✓	
10. Migrant worker housing data collection				✓		

Action Items:

- CED recommends clarifying Recommendation 5 to include which programs or agencies would be targeted, such as but not limited to Community Development Block Grant funding, or programs from the Wisconsin Economic Development Corporation (WEDC) such as the Business and Community Development Assistance programs. This should apply to existing and future economic development programs, given the changing nature of the Federal and State programs. ⁸

Findings: Accessible Housing

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation
1. Provide for multi-family housing					✓	✓
2. Encourage universal design and visitability					✓	
3. Funding for long term care programs and accessible housing database development					✓	
4. Funding for Independent Living Centers					✓	
5. Prioritize funding to retro-fit existing housing					✓	
6. Building code enforcement for accessibility					✓	
7. Modify government programs to allow renters to use funds					✓	

Action Items:

- CED recommends rewriting Recommendation 2 to include and/or cite examples of how communities could “support the efforts” of developers, for example, by providing density bonuses.
- Currently, accessibility features and modifications are not documented in property assessments. Modifications are deductible on income taxes, but tax information is restricted. CED recommends that SEWRPC and the Advisory Committee consider developing a recommendation that would add documenting accessibility features and/or modifications to the residential property assessment.
- Recommendation 7 calls for the modification of government programs to fund accessibility modifications for renters. CED recommends that this also be extended to allow for landlord eligibility.
- CED will provide additional clarification on Recommendations 3 and 4.

9

Findings: Subsidized Tax Credit Housing

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation
1. Simplify and maintain Federal subsidized housing programs					✓	
2. Increase funding level for Section 8 Housing Choice Vouchers					✓	
3. Seek and support new LIHTC housing					✓	
4. Seek and support HUD subsidized housing					✓	✓
5. Study models in other states to target extremely low-income population in LIHTC application (QAP)					✓	
6. Administer voucher program regionally					✓	✓
7. Amend Wisconsin Open Housing law to recognize vouchers as a source of income					✓	
8. Revise LIHTC application (QAP)					✓	
9. Form affordable housing partnerships					✓	
10. Establish a Housing Trust Fund for SE Wisconsin					✓	✓

Action Items:

- CED recommends that SEWRPC and the Advisory Committee develop at least one recommendation regarding homelessness and emergency shelter housing.
- CED recommends that SEWRPC and the Advisory Committee develop a recommendation that focuses on the preservation of existing subsidized housing, and/or modifying Recommendation 4 to include funding for the rehabilitation and preservation of existing housing units in priority areas through the Choice Neighborhood Program (successor to Hope VI)

10

Findings: Housing Development Practices

Recommendation	No Impact	Significantly Adverse Impact	Adverse Impact	Positive Impact	Significantly Positive Impact	Key Recommendation
1. Neighborhood planning				✓		
2. Develop design standards				✓		
3. Brownfield redevelopment					✓	✓
4. Crime Prevention design (CPTED)					✓	
5. Energy efficient housing					✓	

Action Items:

- CED is currently examining the possibility of expanding Recommendation 5 to include local programs such as the Targeted Investment Neighborhoods (TINs) and its potential impact on EJ populations.
- CED will provide more information on the impact of CPTED programs.

11

Thanks for your input!

- Questions and Comments:
- Preliminary draft chapters for the SEI are available online at <http://www4.uwm.edu/ced/sewrpc/index.cfm>
- Please contact Kate Madison at cmadison@uwm.edu or by phone at (414) 229-6155

12

Appendix C

**COMMISSION ANNOUNCEMENTS OF PUBLIC MEETINGS
HELD FROM NOVEMBER 13, 2012, THROUGH DECEMBER 6, 2012,
AND SUMMARY MATERIALS DISTRIBUTED AT PUBLIC MEETINGS**

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PAID NEWSPAPER ADVERTISEMENTS

1st Pub. Nov 6, 11

REGIONAL HOUSING PLAN

HAVE INPUT – ATTEND A PUBLIC MEETING

At the request of local government officials, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) has prepared a preliminary **Regional Housing Plan for Southeastern Wisconsin: 2035**. The preliminary plan includes draft recommendations to help provide housing that all residents can afford. Affordable housing near job centers and throughout Southeastern Wisconsin are key objectives.

Public meetings are scheduled to get **YOUR INPUT** on the preliminary recommendations of the regional housing plan and the findings of a draft socio-economic impact analysis of the preliminary recommendations. Persons may choose to attend any meeting they find convenient. Meetings will be in an "open house" format from 4:00 to 6:00 p.m. with staff available to answer questions, provide information, and receive comments. A presentation will be made at 5:00 upon request. Ideas and comments may be submitted anytime during the meetings.

The following meetings have been scheduled in Racine and Kenosha Counties:

Dates	Meeting Locations
November 13, 2012	Racine Gateway Technical College, Michigan Room (Room 113) 1001 S. Main Street, Racine
November 14, 2012	Kenosha County Job Center, Commons Area 8600 Sheridan Road, Kenosha

A public meeting in Milwaukee on December 6 will also provide an opportunity for comment in a public hearing format. The meeting will be held at the Tommy G. Thompson Youth Center at Wisconsin State Fair Park, 640 S. 84th Street, Milwaukee. The full meeting schedule and more information on the plan may be obtained from the Commission's website: www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

Persons needing disability-related accommodations are asked to contact the Commission offices at the phone number above or bmckay@sewrpc.org a minimum of three days in advance of the meeting date so that appropriate arrangements can be made. This may involve site access, mobility, materials review or interpretation, questions or comments, or other needs.

Written comments on the preliminary draft Regional Housing Plan may also be provided through December 14, 2012. To submit comments, view plan materials online, or to request a paper copy or ask questions, please contact:

Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, Wisconsin 53187-1607
Phone: 262-547-6721 Fax: 262-547-1103
www.sewrpc.org
e-mail: sewrpc@sewrpc.org

20303027

Racine Journal Times
November 6, 2012

REGIONAL HOUSING PLAN

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The following meetings have been scheduled in Racine and Kenosha Counties:

Dates

November 13, 2012

November 14, 2012

Meeting Locations

Racine Gateway Technical College, Michigan Room (Room 113)
1001 S. Main Street, Racine

Kenosha County Job Center, Commons Area
8600 Sheridan Road, Kenosha

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970639

Kenosha News
November 6, 2012

REGIONAL HOUSING PLAN

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The following meeting has been scheduled in Walworth County:

<u>Date</u>	<u>Meeting Location</u>
November 19, 2012	Matheson Memorial Library and Community Center, Community Room 101 N. Wisconsin Street, Elkhorn

A public meeting in Milwaukee on December 6 will also provide an opportunity for comment in a public hearing format. The meeting will be held at the Tommy G. Thompson Youth Center at Wisconsin State Fair Park, 640 S. 84th Street, Milwaukee. The full meeting schedule and more information on the plan may be obtained from the Commission's website: www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

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Phone: 262-547-6721 Fax: 262-547-1103 • www.sewrpc.org • e-mail: sewrpc@sewrpc.org

93857

Elkhorn Independent

November 11, 2012

Delavan Enterprise

November 11, 2012

Genoa City Report

November 11, 2012

Lake Geneva Times

November 11, 2012

Sharon Reporter

November 11, 2012

Walworth Times

November 11, 2012

Whitewater Register

November 11, 2012

Williams Bay Times

November 11, 2012

REGIONAL HOUSING PLAN

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<u>Dates</u>	<u>Meeting Locations</u>
November 13, 2012	Racine Gateway Technical College, Michigan Room (Room 113) 1001 S. Main Street, Racine
November 14, 2012	Kenosha County Job Center, Commons Area 8600 Sheridan Road, Kenosha
November 19, 2012	Matheson Memorial Library and Community Center, Community Room 101 N. Wisconsin Street, Elkhorn
November 27, 2012	Rotary Building, Frame Park 1150 Baxter Street, Waukesha
November 28, 2012	Washington County Public Agency Center, Rooms 1113 A-B 333 E. Washington Street, West Bend
November 29, 2012	Ozaukee County Administration Center, Auditorium 121 W. Main Street, Port Washington
December 3, 2012	HeartLove Place, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
December 5, 2012	IndependenceFirst 540 S. 1 st Street, Milwaukee
December 6, 2012	Tommy G. Thompson Youth Center Wisconsin State Fair Park, 640 S. 84 th Street, Milwaukee

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e-mail: sewrpc@sewrpc.org

Milwaukee Journal Sentinel
November 11, 2012

REGIONAL HOUSING PLAN

HAVE INPUT – ATTEND A PUBLIC MEETING

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The following meeting has been scheduled in Waukesha County:

<u>Date</u>	<u>Meeting Location</u>
November 27, 2012	Rotary Building, Frame Park 1150 Baxter Street, Waukesha

A public meeting in Milwaukee on December 6 will also provide an opportunity for comment in a public hearing format. The meeting will be held at the Tommy G. Thompson Youth Center at Wisconsin State Fair Park, 640 S. 84th Street, Milwaukee. The full meeting schedule and more information on the plan may be obtained from the Commission's website: www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

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WNAXLP

Oconomowoc Enterprise
November 15, 2012

REGIONAL HOUSING PLAN

HAVE INPUT – ATTEND A PUBLIC MEETING

At the request of local government officials, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) has prepared a preliminary **Regional Housing Plan for Southeastern Wisconsin: 2035**. The preliminary plan includes draft recommendations to help provide housing that all residents can afford. Affordable housing near job centers and throughout Southeastern Wisconsin are key objectives.

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The following meeting has been scheduled in Waukesha County:

Date	Meeting Location
November 27, 2012	Rotary Building, Frame Park 1150 Baxter Street, Waukesha

A public meeting in Milwaukee on December 6 will also provide an opportunity for comment in a public hearing format. The meeting will be held at the Tommy G. Thompson Youth Center at Wisconsin State Fair Park, 640 S. 84th Street, Milwaukee. The full meeting schedule and more information on the plan may be obtained from the Commission's website: www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

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WNAXLP

Waukesha Freeman
November 20, 2012

REGIONAL HOUSING PLAN

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At the request of local government officials, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) has prepared a preliminary **Regional Housing Plan for Southeastern Wisconsin: 2035**. The preliminary plan includes draft recommendations to help provide housing that all residents can afford. Affordable housing near job centers and throughout Southeastern Wisconsin are key objectives.

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The following meetings have been scheduled in Washington and Ozaukee Counties:

<u>Dates</u>	<u>Meeting Locations</u>
November 28, 2012	Washington County Public Agency Center, Rooms 1113 A-B 333 E. Washington Street, West Bend
November 29, 2012	Ozaukee County Administration Center, Auditorium 121 W. Main Street, Port Washington

A public meeting in Milwaukee on December 6 will also provide an opportunity for comment in a public hearing format. The meeting will be held at the Tommy G. Thompson Youth Center at Wisconsin State Fair Park, 640 S. 84th Street, Milwaukee. The full meeting schedule and more information on the plan may be obtained from the Commission's website: www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

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WNAXLP

West Bend Daily News
November 20, 2012

Cedarburg News Graphic
November 20, 2012

REGIONAL HOUSING PLAN

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The following meetings have been scheduled in Milwaukee County:

<u>Dates</u>	<u>Meeting Locations</u>
December 3, 2012	HeartLove Place, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
December 5, 2012	IndependenceFirst 540 S. 1 st Street, Milwaukee
December 6, 2012	Tommy G. Thompson Youth Center, Wisconsin State Fair Park 640 S. 84 th Street, Milwaukee

The public meeting on December 6 at State Fair Park will also provide an opportunity for comment in public hearing format. The full meeting schedule and more information on the plan may be obtained from the Commission's website: www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

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e-mail: sewrpc@sewrpc.org

Milwaukee Times
November 22, 2012

REGIONAL HOUSING PLAN

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At the request of local government officials, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) has prepared a preliminary **Regional Housing Plan for Southeastern Wisconsin: 2035**. The preliminary plan includes recommendations to help provide housing that all residents can afford. Affordable housing near job centers and throughout Southeastern Wisconsin are key objectives.

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December 3, 2012	HeartLove Place, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
December 5, 2012	IndependenceFirst 540 S. 1 st Street, Milwaukee
December 6, 2012	Tommy G. Thompson Youth Center, Wisconsin State Fair Park 640 S. 84 th Street, Milwaukee

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PLAN REGIONAL DE VIVIENDA

DE SU OPINIÓN – ASISTA A LA REUNIÓN PÚBLICA

A petición de oficiales gubernamentales locales, la Comisión de Planeación Regional del Sureste de Wisconsin (SEWRPC) ha preparado un **Plan Regional de Vivienda Para el Sureste de Wisconsin: 2035**. Los planes preliminares incluyen recomendaciones para ayudar a proveer vivienda accesible a todos los residentes. Viviendas accesibles cerca de centros de empleo y a través del Sureste de Wisconsin.

Reuniones públicas están programadas para recibir **SU OPINIÓN** en las recomendaciones preliminares del plan regional de vivienda y los descubrimientos del bosquejo de análisis del impacto socio económico de las recomendaciones preliminares. Las personas podrán escoger el atender cualquier reunión que encuentren conveniente. Las reuniones serán en un formato de "Casa Abierta" de 4:00 a 6:00 p.m. con personal disponible para contestar preguntas, proveer información, y recibir comentarios. Una presentación será ofrecida a las 5:00 p.m. si es solicitada. Ideas y comentarios podrán ser sometidos en cualquier momento durante las reuniones. Las siguientes reuniones han sido programadas en el Condado de Milwaukee

Fechas	Local de las Reuniones
3 de diciembre de 2012	HeartLove Peace, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
5 de diciembre de 2012	IndependenceFirst 540 S. 1 st Street, Milwaukee
6 de diciembre de 2012	Tommy G. Thompson Youth Center, Wisconsin State Fair Park 640 S. 84 th Street, Milwaukee

La reunión pública el 6 de diciembre en el State Fair Park va también a proveer una oportunidad de comentar en un formato de audiencia pública. El programa completo de reuniones y más información en el plan puede ser obtenida en la página de la Internet de la Comisión en: www.org/SEWRPC/housing.htm, o llamando al (262) 547-6721.

Personas en necesidad de acomodaciones para incapacitados se les pide que se comuniquen con las oficinas de la Comisión en el número arriba o bmckay@sewrpc.org con un mínimo de tres días de avance antes del día de la reunión para que arreglos apropiados puedan ser hechos. Esto podría envolver acceso al local, movilidad, revisión e interpretación de materiales, preguntas y comentarios, u otras necesidades.

Comentarios escritos sobre bosquejo preliminar del Plan Regional de Vivienda también podrán ser proveído hasta el 14 de diciembre de 2012. Para someter comentarios, ver planes en línea, o pedir una copia en papel o hacer preguntas, favor de comunicarse con:

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Teléfono: 262-547-6721 Fax: 262-547-1103
www.sewrpc.org
Correo electrónico: sewrpc@sewrpc.org

El Conquistador
November 23-29, 2012

Appendix C-2

NEWS RELEASES AND LIST OF MEDIA OUTLETS

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607

TELEPHONE (262) 547-6721
FAX (262) 547-1103

Serving the Counties of:

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WAUKESHA



News Release

November 8, 2012
Release No. 12-03c

FOR IMMEDIATE RELEASE

For more information,
contact Nancy Anderson
at (262) 547-6722 ext 212
e-mail: nanderson@sewrpc.org

REGIONAL PLANNING COMMISSION TO HOLD PUBLIC MEETINGS ON PRELIMINARY HOUSING PLAN

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has completed a draft housing plan for the seven-county Southeastern Wisconsin Region. The preliminary recommendations of the draft plan are intended to address the findings of the extensive analyses conducted under the plan. Analyses included housing affordability in Southeastern Wisconsin and the balance between jobs and housing throughout the Region, the concentration of minority and low-income populations in the Region, and the housing needs of the Region's population with disabilities. Meetings to present, and obtain public comments on, the preliminary plan recommendations will be held on the following dates at locations throughout the Region:

- November 13 – Racine Gateway Technical College, Michigan Room (Room 113)
1001 S. Main Street, Racine
- November 14 – Kenosha County Job Center, Commons Area
8600 Sheridan Road, Kenosha
- November 19 – Matheson Memorial Library and Community Center, Community Room
101 N. Wisconsin Street, Elkhorn
- November 27 – Rotary Building, Frame Park
1150 Baxter Street, Waukesha
- November 28 – Washington County Public Agency Center, Rooms 1113 A-B
333 E. Washington Street, West Bend
- November 29 – Ozaukee County Administration Center, Auditorium
121 W. Main Street, Port Washington

News Release No. 12-03c
November 8, 2012
Page 2

- December 3 – HeartLove Place, Bethel Empowerment Room
3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
- December 5 – IndependenceFirst
540 S. 1st Street, Milwaukee
- December 6 – Tommy G. Thompson Youth Center, Wisconsin State Fair Park
640 S. 84th Street, Milwaukee

The meetings will be held in an informal, "open house" format, from 4:00 to 6:00 p.m., with a presentation at 5:00 upon request. An opportunity to provide comments in a public hearing format will also be available between 4:00 and 6:00 p.m. at the meeting at State Fair Park on December 6. Written comments may be submitted until December 14. Public comments will be considered by the plan advisory committee and by the Regional Planning Commission prior to completion and adoption of the plan.

Previous public meetings were held in Spring 2009, to present and obtain public comments on the proposed scope of work for the plan, and in Fall 2011, to present information gathered and analyzed as part of the planning work and the findings of the analyses.

Housing affordability in the Region was identified as an issue early in the planning process. Over one-third of households in the Region spend more than 30 percent of their monthly income on housing, which exceeds the accepted standard for monthly housing costs. More than two-thirds of households that spend more than 30 percent of their income on housing have incomes below the Region median household income of \$53,879.

Over 187,000 households, or just under 24 percent of households in the Region, have incomes of less than \$27,000 per year, or less than 50 percent of the Region's median income. This income level is inadequate to afford decent multi-family housing at market (non-subsidized) rents. In 2011, there were 45,676 subsidized housing units and housing vouchers in the Region, or about 25 percent of the potential need. To address the need for subsidized housing, the preliminary plan recommends more Federal funding for additional housing vouchers to help very-low income households afford decent housing (housing that is adequately maintained, has adequate plumbing, cooking, and heating facilities; and has enough rooms for the size of the household). The preliminary plan also recommends partnerships between government agencies and nonprofit or faith-based organizations to construct subsidized housing, and establishment of a housing trust fund for the Region to assist in the acquisition of land and the development of subsidized housing. Housing trust funds typically provide "gap" financing, or funds to fill part or all of the gap remaining between the actual cost of producing housing and the amount raised after all other funding sources have been secured. For example, between its formation in 2006 and 2011, the Housing Trust Fund of the City of Milwaukee provided about \$3 million in grants and loans, which leveraged over \$62 million to help construct 421 affordable housing units.

Households with incomes between 50 and 80 percent of the Region median income would likely be able to afford higher-density multi-family housing at market-rate (non-subsidized) rents. About 16 percent of Region households fall within this income category. About 24 percent of the Region's households have incomes between 80 and 135 percent of the Region median income. Households in this income range would likely be able to afford market-rate multi-family rents or modest single-family housing. Modest single-family housing refers to homes of 1,200 square feet or less on lots of one-quarter acre (10,000 square feet) or smaller.

News Release No. 12-03c
November 8, 2012
Page 3

To help provide affordable housing options in communities throughout Southeastern Wisconsin, the preliminary plan recommends that all communities with sewer service, and particularly those communities with job centers, identify areas for the development of multi-family housing and modest single-family housing. The development of multi-family and modest single-family housing in communities with significant numbers of lower- or moderate-wage jobs is particularly important, to help ensure the availability of a workforce for the community's businesses and industries. Analyses conducted under the plan identified the balance between jobs and housing, by job wage and housing type and density, for each sub-area of the Region.

The development of additional multi-family housing in communities with sewer service throughout the Region would increase housing options for low-income households, many of whom are minorities, to live near major employment centers and provide better access to job opportunities. It would also provide opportunities for minority and low-income households to live in areas with better schools and safer neighborhoods.

New multi-family housing in cities and villages throughout the Region will also increase the supply of housing for persons with disabilities. Federal and State laws require apartments on the ground floor of new multi-family buildings, and all apartments in new multi-family buildings with elevators, to provide zero-step entrances, wide doorways and halls, and other features that accommodate persons using wheelchairs. In 2010, about 169,000 households in the Region reported having a member with a disability. The current supply of accessible housing units, estimated to be about 62,000 units, is not adequate to meet the need.

A socio-economic impact analysis of the preliminary housing plan recommendations has also been conducted. The analysis identifies potential impacts of the plan on low-income and minority populations and persons with disabilities (environmental justice populations). Based on the analysis, all of the preliminary plan recommendations will have either a positive or a significantly positive impact on environmental justice populations. Information about the findings of the draft socio-economic impact (SEI) analysis will be available at the public meetings, and public comments on the SEI analysis may be provided until December 14.

Information developed as part of the housing plan is available on the SEWRPC website at www.sewrpc.org/SEWRPC/housing.htm. Newsletters summarizing the housing plan and socio-economic impact analysis are also available on the website or can be requested by contacting SEWRPC staff at (262) 547-6721.

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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News Release

November 19, 2012
Release No. 12-03f

FOR IMMEDIATE RELEASE

For more information,
contact Nancy Anderson
at (262) 547-6722 ext 212
e-mail: nanderson@sewrpc.org

REGIONAL PLANNING COMMISSION TO HOLD PUBLIC MEETINGS ON PRELIMINARY HOUSING PLAN

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has completed a draft housing plan for the seven-county Southeastern Wisconsin Region. The preliminary recommendations of the draft plan are intended to address the findings of the extensive analyses conducted under the plan. Analyses included housing affordability in Southeastern Wisconsin and the balance between jobs and housing throughout the Region, the concentration of minority and low-income populations in the Region, and the housing needs of the Region's population with disabilities. Meetings to present, and obtain public comments on, the preliminary plan recommendations will be held at several locations around the Region from November 13 through December 6. Previous public meetings were held in Spring 2009, to present and obtain public comments on the proposed scope of work for the plan, and in Fall 2011, to present information gathered and analyzed as part of the planning work and the findings of the analyses.

The following meetings have been scheduled in Milwaukee County:

- December 3 – HeartLove Place, Bethel Empowerment Room
3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
- December 5 – IndependenceFirst
540 S. 1st Street, Milwaukee
- December 6 – Tommy G. Thompson Youth Center, Wisconsin State Fair Park
640 S. 84th Street, Milwaukee

The meetings will be held in an informal, "open house" format, from 4:00 to 6:00 p.m., with a presentation at 5:00 upon request. An opportunity to provide comments in a public hearing format will also be available between 4:00 and 6:00 p.m. at the meeting at State Fair Park on December 6. Written comments may be submitted until December 14. Public comments will be considered by the plan advisory committee and by the Regional Planning Commission prior to completion and adoption of the plan.

Housing affordability in the Region was identified as an issue early in the planning process. Over one-third of households in the Region spend more than 30 percent of their monthly income on housing, which exceeds the accepted standard for monthly housing costs. More than two-thirds of households that spend more than 30 percent of their income on housing have incomes below the Region median household income of \$53,879.

Over 187,000 households, or just under 24 percent of households in the Region, have incomes of less than \$27,000 per year, or less than 50 percent of the Region's median income. This income level is inadequate to afford decent multi-family housing at market (non-subsidized) rents. In 2011, there were 45,676 subsidized housing units and housing vouchers in the Region, or about 25 percent of the potential need. To address the need for subsidized housing, the preliminary plan recommends more Federal funding for additional housing vouchers to help very-low income households afford decent housing (housing that is adequately maintained, has adequate plumbing, cooking, and heating facilities; and has enough rooms for the size of the household). The preliminary plan also recommends partnerships between government agencies and nonprofit or faith-based organizations to construct subsidized housing, and establishment of a housing trust fund for the Region to assist in the acquisition of land and the development of subsidized housing. Housing trust funds typically provide "gap" financing, or funds to fill part or all of the gap remaining between the actual cost of producing housing and the amount raised after all other funding sources have been secured. For example, between its formation in 2006 and 2011, the Housing Trust Fund of the City of Milwaukee provided about \$3 million in grants and loans, which leveraged over \$62 million to help construct 421 affordable housing units.

Households with incomes between 50 and 80 percent of the Region median income would likely be able to afford higher-density multi-family housing at market-rate (non-subsidized) rents. About 16 percent of Region households fall within this income category. About 24 percent of the Region's households have incomes between 80 and 135 percent of the Region median income. Households in this income range would likely be able to afford market-rate multi-family rents or modest single-family housing. Modest single-family housing refers to homes of 1,200 square feet or less on lots of one-quarter acre (10,000 square feet) or smaller.

To help provide affordable housing options in communities throughout Southeastern Wisconsin, the preliminary plan recommends that all communities with sewer service, and particularly those communities with job centers, identify areas for the development of multi-family housing and modest single-family housing. The development of multi-family and modest single-family housing in communities with significant numbers of lower- or moderate-wage jobs is particularly important, to help ensure the availability of a workforce for the community's businesses and industries. Analyses conducted under the plan identified the balance between jobs and housing, by job wage and housing type and density, for each sub-area of the Region.

The development of additional multi-family housing in communities with sewer service throughout the Region would increase housing options for low-income households, many of whom are minorities, to live near major employment centers and provide better access to job opportunities. It would also provide opportunities for minority and low-income households to live in areas with better schools and safer neighborhoods.

New multi-family housing in cities and villages throughout the Region will also increase the supply of housing for persons with disabilities. Federal and State laws require apartments on the ground floor of new multi-family buildings, and all apartments in new multi-family buildings with elevators, to provide zero-step entrances, wide doorways and halls, and other features that accommodate persons using wheelchairs. In 2010, about 169,000 households in the Region reported having a member with a disability. The current supply of accessible housing units, estimated to be about 62,000 units, is not adequate to meet the need.

A socio-economic impact analysis of the preliminary housing plan recommendations has also been conducted. The analysis identifies potential impacts of the plan on low-income and minority populations and persons with disabilities (environmental justice populations). Based on the analysis, all of the preliminary plan recommendations will have either a positive or a significantly positive impact on environmental justice populations. Information about the findings of the draft socio-economic impact (SEI) analysis will be available at the public meetings, and public comments on the SEI analysis may be provided until December 14.

The full schedule of public meetings and other information developed as part of the housing plan are available on the SEWRPC website at www.sewrpc.org/SEWRPC/housing.htm. Newsletters summarizing the housing plan and socio-economic impact analysis are also available on the website or can be requested by contacting SEWRPC staff at (262) 547-6721.

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LIST OF MEDIA OUTLETS

Newspapers

Elkhorn Independent
Kenosha News
Milwaukee Journal Sentinel
Waukesha Freeman
The Daily News (West Bend)
Racine Journal-Times
Burlington Standard Press
The Lake Country Reporter
The Business Journal
Small Business Times
The Daily Reporter
CNI Newspapers
Kewaskum Statesman
Oconomowoc Enterprise
Ozaukee County News Graphic
Ozaukee Press
El Conquistador
Milwaukee Courier
The Milwaukee Times
The Spanish Journal
The Insider News
Milwaukee Community Journal

Radio Stations

WTMJ AM – 620
WISN AM - 1130
WMCS AM – 1290
WBKV AM – 1470
WUWM FM – 89.7

TV Stations

WTMJ-TV Channel 4
WISN-TV Channel 12
WDJT-TV Channel 58

YEAR 2035 REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN



NEWSLETTER 4

REVISED OCTOBER 2012

EXECUTIVE SUMMARY

Decent and affordable housing helps people live more secure lives. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has completed a preliminary housing plan for our seven-county Region to help improve housing in the Region. Carrying out the plan would help provide decent housing for all residents of the Region, including housing affordable to low-income residents and persons with disabilities. Housing near job centers would become more affordable to the people holding those jobs, and help broaden lower-cost housing options in cities and villages throughout the Region.

Public input on preliminary plan recommendations is being sought at meetings in November and December 2012. Public input is also being sought regarding the findings of an analysis of the possible socio-economic impacts of the plan on low-income and minority populations and persons with disabilities.

Data analyzed for the plan found that:

- Households with incomes between 50 and 80 percent of the Region's median income (\$26,940 to \$43,104 per year) would likely be able to afford higher-density multi-family housing at market (non-subsidized) rents. About 127,000 households, or 16 percent of Region households, fall within this income category.
- Households with incomes between 80 and 135 percent of the Region's median income (\$43,104 to \$72,737) would likely be able to afford market-rate multi-family rents or modest single-family housing. About 191,000 households, or just over 24 percent of Region households, fall within this income category.
- Households with incomes more than 135 percent of the median income would be able to afford a variety of market-rate housing.
- Housing subsidized by the government or housing developed by non-profit or faith-based organizations would likely be necessary to provide decent and affordable housing for households with incomes less than 50 percent of the Region's median income (less than \$26,940). Over 187,000 households, or just under 24 percent of households in the Region, have incomes of 50 percent or less than the Region's median income. In 2011, there were 45,676 subsidized housing units and housing vouchers in the Region, or about 25 percent of the potential need. The shortage of vouchers helps create a market for dilapidated housing by households that are unable to afford decent housing without financial assistance.

PUBLIC MEETINGS

A series of meetings has been scheduled to present and obtain public input on the preliminary recommendations of the regional housing plan, and the findings of a draft socio-economic impact analysis of the preliminary recommendations. Persons may choose to attend any meeting they find convenient. All meetings will be held from 4:00 to 6:00 p.m. and will be held in an informal, "open house" format with summary materials provided and staff available to individually answer questions, provide information, and receive comments. A presentation will be made at 5:00 p.m. upon request. An opportunity to provide comments in a public hearing format will also be available at the meeting on December 6.

<u>Date</u>	<u>Location</u>
November 13, 2012	Racine Gateway Technical College, Michigan Room (Room 113) 1001 S. Main Street, Racine
November 14, 2012	Kenosha County Job Center, Commons Area 8600 Sheridan Road, Kenosha
November 19, 2012	Matheson Memorial Library and Community Center, Community Room 101 N. Wisconsin Street, Elkhorn
November 27, 2012	Rotary Building, Frame Park 1150 Baxter Street, Waukesha
November 28, 2012	Washington County Public Agency Center, Rooms 1113 A-B 333 E. Washington Street, West Bend
November 29, 2012	Ozaukee County Administration Center, Auditorium 121 W. Main Street, Port Washington
December 3, 2012	HeartLove Place, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive Milwaukee
December 5, 2012	IndependenceFirst 540 S. 1st Street, Milwaukee
December 6, 2012	Tommy G. Thompson Youth Center, Wisconsin State Fair Park Banquet Rooms 1 and 2 640 S. 84th Street, Milwaukee

Following these meetings, a record of public comments will be assembled and provided to the Regional Housing Plan Advisory Committee and to the Commission. In addition to providing ideas and comments at the public meetings, residents may also forward them through December 14, 2012, via U.S. Mail, fax, e-mail, or the SEWRPC website (see last page for contact information).

Persons with special needs are asked to contact the Commission offices at (262) 547-6721 or at bmckay@sewrpc.org a minimum of 72 hours in advance of the meeting date so that appropriate arrangements can be made. This may involve site access, mobility, materials review or interpretation, questions or comments, or other needs.

To help provide housing affordable to low- and moderate-income households, the preliminary plan recommends that additional multi-family housing and modest single-family housing on lots of 10,000 square feet (about one-quarter acre) or smaller be developed in communities with sanitary sewer service throughout the Region, particularly in communities with major employment centers. Development of multi-family and modest single-family homes throughout the Region will increase the supply of affordable housing, help address job/housing imbalances in communities that do not have enough housing for workers holding low- and moderate-wage jobs in the community, and help reverse the concentration of low-income and minority households by providing lower-cost housing outside the central cities of Kenosha, Milwaukee, and Racine where existing low-cost housing is concentrated. Additional multi-family housing will also increase the supply of housing that is accessible to persons with disabilities, due to fair housing laws that require multi-family housing to include accessibility features.

The preliminary plan includes additional recommendations relating to affordable housing, and recommendations regarding fair housing, subsidized housing, accessible housing, job/housing balance, and housing development practices. Key recommendations are summarized in this newsletter.

BACKGROUND

SEWRPC is the areawide public planning agency for the Southeastern Wisconsin Region, which includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties. The Commission's planning under State law is advisory, and addresses land use and infrastructure, including transportation, water quality, water supply, parks and open space, and floodplain management. The Commission exists to help the seven counties and 147 cities, towns, and villages in the Region consider issues and problems which, for their sound consideration and resolution, require the cooperation of multiple county and local governments.

The new housing plan updates a regional housing plan adopted by the Commission in 1975. SEWRPC was not able to undertake the work necessary to revise and extend the first regional housing plan during the next 30 years because of the elimination of Federal housing planning funds administered by the U.S. Department of Housing and Urban Development in the early 1980's, and the refusal of State and Federal transportation agencies to allow SEWRPC to use a portion of its funding for the land use and transportation planning program for housing planning activities. In a reversal of that policy, and in response to requests from local elected officials, SEWRPC reached agreement with transportation officials in 2006 to include housing planning activities in the Commission's land use and transportation work program. Work on the new housing plan was initiated in 2008.

ADVISORY AND REVIEW COMMITTEES

A 29-member Regional Housing Plan Advisory Committee was established to guide preparation of the plan. The Committee consists of members appointed by the Regional Planning Commission from groups representing housing advocacy organizations; local, county, and State government agencies; home builders; and research and policy organizations and institutions. The Advisory Committee provides intergovernmental and interagency coordination, and serves as a direct liaison between SEWRPC and the government agencies and housing advocacy groups responsible for carrying out plan recommendations.

SEWRPC also works with its Environmental Justice Task Force to obtain input on the housing plan. The Task Force is an advisory body of the Commission established to enhance the consideration and integration of issues of concern to minority and low-income populations and persons with disabilities throughout the regional planning process.

PRELIMINARY PLAN RECOMMENDATIONS

The regional housing plan recommendations are intended to provide a guide, or overall framework, for future housing development to meet the current and future housing needs of the Region's residents. They address the multiple components of the regional housing problem identified through public meetings at the beginning of the planning process, and the housing vision and objectives. The housing vision was developed with the guidance of the Regional Housing Plan Advisory Committee to express the desired future of housing in the Region with one concise statement:

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

Preliminary plan recommendations were developed based on the demographic and economic data, projections, and analyses conducted as part of the planning process and documented in the draft regional housing plan report. This newsletter



Low Income Tax Credit multi-family housing in the City of Kenosha.



Former school converted to senior housing in the City of Hartford, with funding assistance from HUD.



New single-family home on an in-fill lot in the Village of Mt. Pleasant.

summarizes the major findings of the analyses and key plan recommendations developed to address the findings. All of the preliminary plan recommendations are documented in Chapter XII of the draft plan report. A separate document containing only the recommendations can be obtained by contacting SEWRPC staff or from the SEWRPC website at <http://www.sewrpc.org/SEWRPCFiles/HousingPlan/Files/revised-reg-housing-plan-appro.pdf>.

Sub-regional housing analysis areas (sub-areas) were identified early in the planning process to help organize data collection and analyses. The delineation of the analysis areas was based on existing and anticipated future clusters of job centers and residential areas. Several of the preliminary plan recommendations are directed to communities with sewer service in specific sub-areas.

Affordable Housing

Related Plan Objective:

Provide decent, safe, sanitary, and financially sustainable housing for all current residents of the Region, and the Region's anticipated future population.

Related Findings:

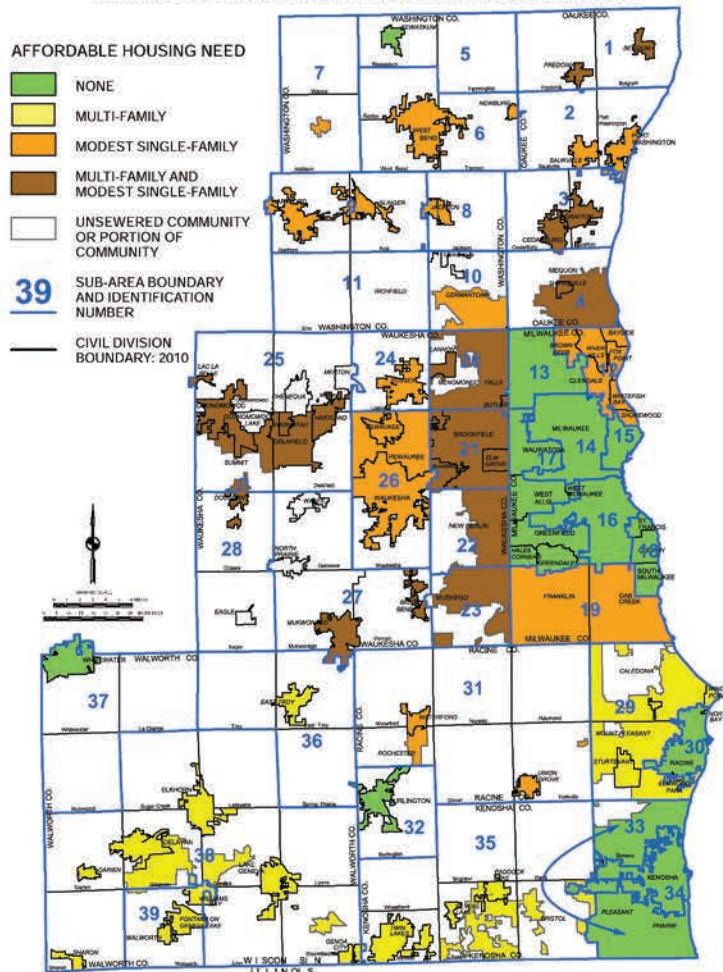
Housing is considered "affordable" if a household spends no more than 30 percent of its income on housing costs, in accordance with a standard established by the U.S. Department of Housing and Urban Development (HUD). For renters, housing costs include monthly rent and water, sewer, heating oil, gas, and electric utilities paid by the renter. For homeowners, housing costs include monthly mortgage payments, property taxes, homeowners and private mortgage insurance, and water, sewer, heating oil, gas, and electric utilities. A household has a "high housing cost burden" if it spends more than 30 percent of household income on housing costs. Households spending more than 30 percent of their income on housing may lack sufficient income for food, medical care, and other necessities.



Condominium development in the Village of East Troy.

Map 1

**AFFORDABLE HOUSING NEED IN SEWERED COMMUNITIES
IN THE SOUTHEASTERN WISCONSIN REGION: 2035**



Source: SEWRPC.

There is a need for additional affordable housing in the Region. Over one-third of households in the Region, 282,576 households or about 36 percent, had a high housing cost burden according 2005-2009 Census data. About 21 percent of households spent between 30 and 50 percent of their income on housing, and an additional 15 percent spent more than 50 percent of their income on housing. About two-thirds of households with a high housing cost burden had incomes less than the Region median annual household income of \$53,879.

Housing affordability is closely related to the type and density of housing. Multi-family housing and smaller single-family homes on smaller lots tend to be more affordable to a wider range of households than larger single family homes on large lots. Data analyzed as part of the plan on the estimated costs of developing new housing indicate that households with incomes between 50 and 80 percent of the Region median income (\$26,940 to \$43,104 per year) would likely be able to afford higher-density multi-family housing at market-rate (non-subsidized) rents. Households with incomes between 80 and 135 percent of the Region median income (\$43,104 to \$72,737) would likely be able to afford market-rate multi-family rents or modest single-family housing (homes costing \$123,000 to \$164,000 for median-income households). Households with incomes more than 135 percent of the median income (more than \$72,737 per year) would be able to afford a variety of market-rate housing.

The development of housing in the Region is greatly influenced by community comprehensive plans and by zoning, subdivision, and other ordinances regulating land uses. Map 1 shows sub-areas in the Region that may have a need for additional affordable housing in the future based on an analysis of the comprehensive plans adopted by sewer communities in the sub-area. Map 2 shows

that several of these sewer communities have zoning ordinances that may currently restrict the development of new single-family and/or multi-family housing at densities that would be affordable to low- and moderate-income households at market (non-subsidized) rates. The development of such higher- and moderate-density housing is most appropriate in communities with sewer service, and the analysis of local plans and ordinances was focused on sewer communities.

Preliminary Plan Recommendations for Affordable Housing:

The key plan recommendation calls for local governments that have sewer service to identify areas within the community for the development of new single-family homes on lots of 10,000 square feet or smaller, with home sizes of 1,100 to 1,200 square feet, to encourage the development of housing affordable to moderate-income households; and areas for the development of multi-family housing at a density of at least 10 units per acre to encourage the development of housing affordable to lower-income households. Areas for the development of multi-family and modest single-family housing should be identified in local government comprehensive plans, and zoning ordinances should include zoning districts that would allow housing at the recommended sizes and densities. The plan further recommends:

- Local government comprehensive plans and zoning ordinances for communities with sewer service should encourage a variety of housing types in urban neighborhoods, including apartments, townhomes, duplexes, small single-family homes and lots, and live-work units.

- Flexible zoning regulations intended to encourage a mix of housing types (single-, two-, and multi-family) and a variety of lot sizes and housing values within a neighborhood, such as planned unit development (PUD), traditional neighborhood developments (TND), density bonuses for affordable housing, and adaptive re-use of buildings for housing should be included in zoning ordinances in communities with sewer service.
- Accessory dwellings should be considered in all communities to help provide affordable housing in single-family residential zoning districts.
- Local officials should review ordinances to determine if changes could be made to landscaping, building façade, and street improvement standards to reduce the cost of housing without compromising quality.
- Cities and villages should consider extending the life of Tax Increment Financing (TIF) districts for one year after paying the district's projected costs to improve the municipality's affordable housing stock, as permitted under a recent change to State law.

The recent recession and related housing crisis have resulted in falling home values, a high foreclosure rate, and restrictive lending practices for prospective buyers of single-family homes and for prospective developers of multi-family housing. The preliminary plan recommends that State and Federal governments work cooperatively with private partners to provide a housing finance system that includes private, Federal, and State sources of housing capital; offers a reasonable menu of sound mortgage products for both single- and multi-family housing that is governed by prudent underwriting standards and adequate oversight and regulation; and provides a Federal guarantee to ensure that 30-year, fixed-rate mortgages are available at reasonable interest rates and terms.

Subsidized and Tax Credit Housing

Related Plan Objective:

Maintain and expand the stock of subsidized housing in the Region to meet the anticipated need for such housing.

Related Findings:

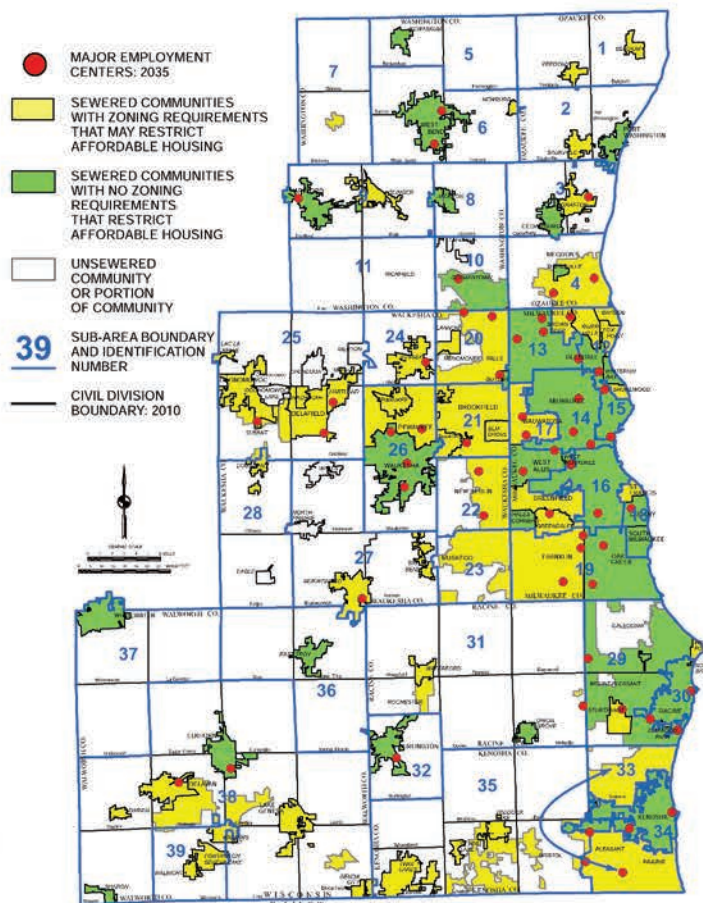
Housing subsidized by the government, or housing developed by non-profit or faith-based organizations, would likely be necessary to provide decent and affordable housing for households with incomes less than 50 percent of the Region median income (less than \$26,940); particularly housing for family households that would require two or more bedrooms. Over 187,000 households, or 24 percent of households in the Region, have incomes of 50 percent or less than the Region median income. In 2011, there were 45,676 subsidized housing units and housing vouchers in the Region, or about 25 percent of the potential need. There is a need for additional subsidized housing in all sub-areas of the Region.

Preliminary Plan Recommendations for Subsidized and Tax Credit Housing:

Due to funding challenges, the preliminary plan recommends that the development of subsidized housing be targeted to sub-areas with the greatest need, which are shown on Map 3. The identified priority areas are those with the highest concentrations

Map 2

SEWERED COMMUNITIES WITH RESIDENTIAL ZONING DISTRICT REQUIREMENTS THAT MAY RESTRICT THE DEVELOPMENT OF AFFORDABLE HOUSING IN THE SOUTHEASTERN WISCONSIN REGION



Source: Local Government Zoning Ordinances and SEWRPC.



Duplex constructed by Habitat for Humanity nearing completion in the City of Waukesha.



Redevelopment of Westlawn public housing by the Housing Authority of the City of Milwaukee.

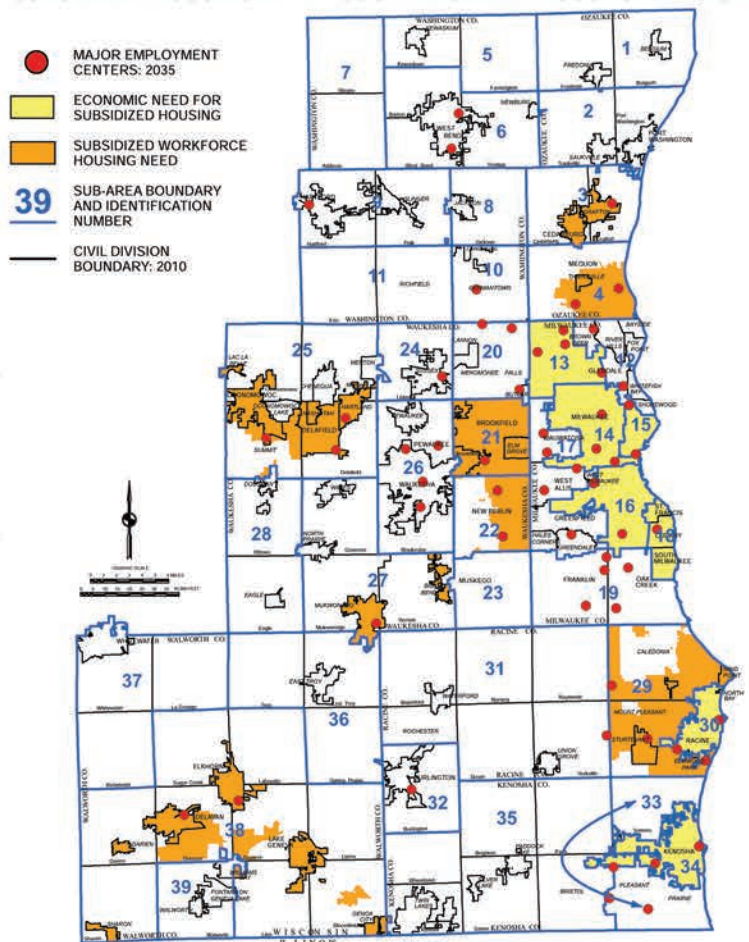
of the Region's lowest income households (economic need)¹ and sub-areas with a current or projected lower-cost job/housing imbalance and a major employment center (subsidized workforce housing need). All sub-areas with major employment centers should be considered priority areas for Low Income Housing Tax Credit (LIHTC) developments to provide housing for low- and moderate-wage workers.

Addressing the Region's housing needs will require greater public sector coordination, greater private sector participation, and interjurisdictional collaboration that address both the supply side of the equation and the demand side. To help address the need, the preliminary plan recommends the establishment of a regional Housing Trust Fund for Southeastern Wisconsin (HTF-SW) to assist in the acquisition of land and development of affordable housing. Housing trust funds typically provide "gap" financing, or funds to fill part or all of the gap remaining between the actual cost of producing housing and the amount raised after all other funding sources have been secured. For example, between its formation in 2006 and 2011, the Housing Trust Fund of the City of Milwaukee provided about \$3 million in grants and loans, which leveraged over \$62 million to help construct 421 affordable housing units, including over 200 units of supportive housing for the homeless. The proposed HTF-SW could be formed initially through the merger of the existing Housing Trust Fund of the City of Milwaukee, Milwaukee County Special Needs Housing Trust Fund, and Milwaukee County Inclusive Housing Fund, and expanded to communities in other counties, and ultimately all seven counties in the Southeastern Wisconsin Region.

¹Sub-areas with more than 25 percent of households with incomes less than 50 percent of the region median annual household income are considered in economic need.

Map 3

SEWERED COMMUNITIES IN PRIORITY SUB-AREAS FOR SUBSIDIZED HOUSING IN THE SOUTHEASTERN WISCONSIN REGION



Source: U.S. Bureau of the Census, Wisconsin Department of Administration, Local Comprehensive Plans, and SEWRPC.

The preliminary plan also recommends that the Wisconsin Housing and Economic Development Authority (WHEDA) should consider revising the criteria used to award low income housing tax credits (LIHTC) to give higher priority to proposed housing developments in communities with a shortage of affordable housing, to communities identified as priority areas on Map 3, and to non-elderly housing developments in communities with a job/housing imbalance. WHEDA should also consider the type of jobs and income levels in a community when evaluating projects competing for tax credits. Proposed tax credit housing should not be penalized if there is a lack of community support for the proposed development.

With regard to housing vouchers, the preliminary plan recommends that administrators of voucher programs, county and local governments, and housing advocates continue to work with Federal agencies and Congress to increase funding levels for additional housing vouchers to help meet the demand for housing assistance in the Region, and that State law be changed to recognize housing vouchers as a lawful source of income to increase housing options for lower-income households.

Fair Housing/Opportunity

Related Plan Objectives:

1. Eliminate housing discrimination in the Region.
2. Reduce economic and racial segregation in the Region.

Related Findings:

The concentration of minority and low-income populations in the Region's central cities has been a continuing challenge with several negative effects, including decreased access to jobs in outlying areas for central city residents in need of employment. 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. African-American and Hispanic household incomes are about 50 to 60 percent of those of White/Non-Hispanic households in the Region, which limits housing choices for minority households.

The results of court cases, testing, and other measures, such as predatory lending to minority residents, demonstrates that fair housing violations continue to occur despite legal protections. Remedies to correct discriminatory practices are specified in Federal and State fair housing laws and regulations. State, county, and local governments that receive funding under HUD Community Planning and Development (CDP) programs are required to certify to HUD that they will affirmatively further fair housing (AFFH). Recipients of CDP funds must proactively identify and take action to reverse patterns of discrimination and segregation under AFFH requirements. Fair housing advocacy groups have expressed concerns that communities in the Region have taken limited actions to address impediments to fair housing, which contributes to continued residential segregation.

Preliminary Plan Recommendations for Fair Housing and Opportunity:

Additional lower- and/or moderate-cost housing is recommended by the preliminary plan in communities with sewer service throughout the Region. This would increase housing opportunities for minority and low-income households near major employment centers outside central cities. It would also provide opportunities for minority and low-income households to live in areas with better schools and safer neighborhoods.

The preliminary plan also recommends that programs be established in the Region to help reduce the concentration of minorities in high-poverty central city neighborhoods by providing assistance to low-income families in moving to less impoverished areas, such as help in finding suitable housing, work, enrolling children in school, and other services. Establishment of a regional voucher program is also recommended to streamline the process for households receiving vouchers to move to housing outside the jurisdiction that issued the voucher. The change to State law recommended by the preliminary plan to recognize housing vouchers as a lawful source of income would also help increase the housing options and locations available to voucher holders, and help reduce the concentration of low-income households in central cities.

The preliminary plan further recommends that communities evaluate comprehensive plan recommendations and zoning requirements to determine if their plans and regulations act to affirmatively further fair housing; and that State, county, and local governments that receive Community Development Block Grants (CDBG) and other funding from HUD and "pass through" some of the funding to other agencies require those sub-grantees to certify that they will affirmatively further fair housing as a condition of receiving the funds.

Job/Housing Balance

Related Plan Objective:

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.

Related Findings:

Several communities outside the central cities of Kenosha, Milwaukee, and Racine have industrial and commercial job centers, or have adopted comprehensive plans that accommodate industrial and commercial growth. An analysis of community comprehensive plans indicates that many communities have not designated enough areas for the development of lower-cost housing (multi-family housing) and/or moderate-cost housing (smaller single-family homes on lots of 10,000 square feet or less) to provide affordable housing for low- and moderate-wage workers in the community. The analysis was limited to areas planned by local governments to have sewer service by 2035, since these areas will accommodate the majority of jobs and higher-density housing. The analysis was necessarily based on a number of assumptions and generalized data for each community due to the regional scope. In addition, information for some sewer communities was combined within sub-areas identified early in the planning process.

Sub-areas that may have a higher percentage of lower-wage jobs than lower-cost housing, based on the housing plan analysis, are referred to as having a lower-cost job/housing imbalance. Sub-areas that may have a higher percentage of moderate-wage jobs than moderate-cost housing are referred to as having a moderate-cost job/housing imbalance. Sub-areas with projected job/housing imbalances in 2035 are shown on Map 4.

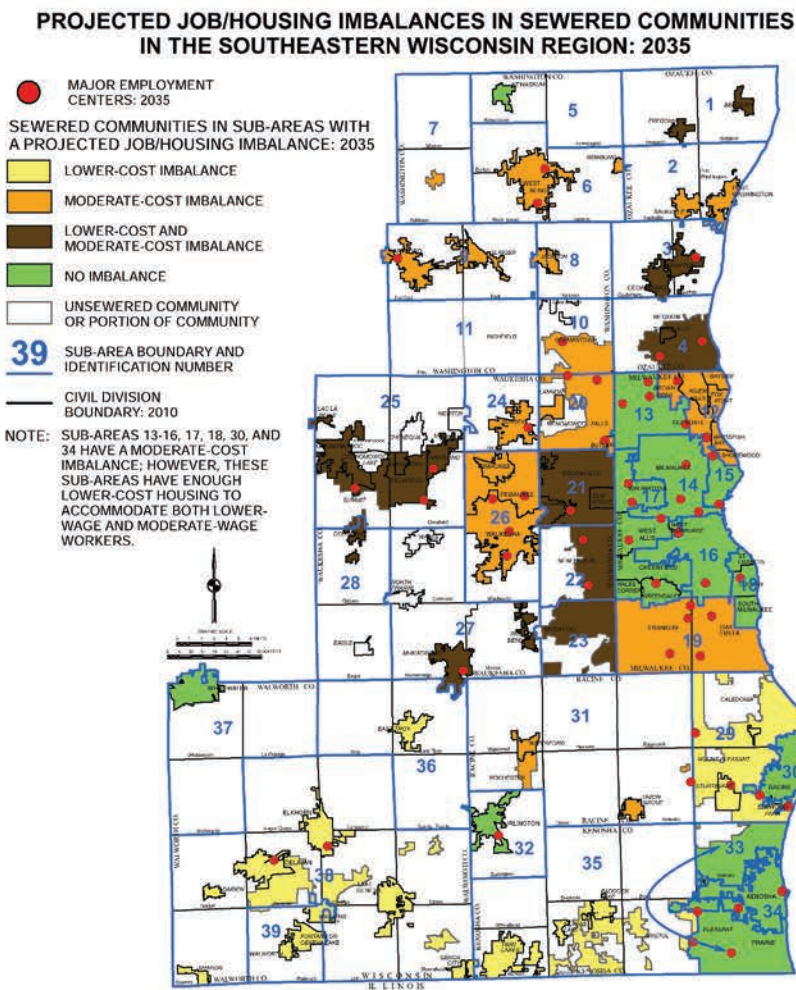
Central city areas of the Region, which do not have job/housing imbalances, have among the highest percentages of households with a high housing cost burden. These areas also have high unemployment rates and low median incomes compared to other areas of the Region. Residents of the Region without access to a car are almost entirely dependent on public transit to provide access to jobs, health care, shopping, and education. Many of the major employment centers in outlying areas of the Region are not accessible by public transit, which may restrict employment in these centers to persons with a vehicle or carpool availability or persons who live close enough to walk or bicycle to work.

Preliminary Plan Recommendations for Job/Housing Balance:

The preliminary plan recommends that sewer communities in sub-areas identified as having an imbalance between job wages and housing costs conduct a more detailed analysis based on specific conditions in their community as part of their comprehensive plan updates. If the local analysis confirms an existing or future job/housing imbalance, it is recommended that the local government consider changes to the comprehensive plan that would provide housing appropriate for people holding jobs in the community, thereby supporting the availability of a workforce for their community's businesses and industries. Additional multi-family housing is recommended in communities where the local analysis indicates a shortage of lower-cost housing in relation to lower-wage jobs. Additional modest single-family housing is recommended in communities where the local analysis indicates a shortage of moderate-cost housing in relation to moderate-wage jobs. The plan further recommends:

- The Wisconsin Housing and Economic Development Authority (WHEDA) or other appropriate State agency should conduct a Statewide job/housing balance analysis. Job/housing balance should be a criterion considered by

Map 4



Source: Local Comprehensive Plans and SEWRPC.

administering agencies during the award of Federal and State economic development incentives. Incentives should be directed to local governments that can demonstrate a job/housing balance, or to communities that will use the incentive to address a job/housing imbalance.

- State, county, and affected local governments should work to fully implement the public transit element of the year 2035 regional transportation system plan to improve connections between affordable housing and jobs. Implementation will require continued State funding and dedicated local funding for transit.
- State law should be amended to prohibit the creation of new TIF districts in communities with a job/housing imbalance, as determined by a Statewide job/housing balance analysis, unless the TIF proposal includes documented steps that will be taken to reduce or eliminate the job/housing imbalance. To avoid creation of a TIF that would cause a job/housing imbalance, State law should also be amended to require TIF proposals to include an analysis of the number and wages of jobs likely to be created as a result of the TIF in relation to the cost of housing in the community, and to include steps to address any potential job/housing imbalance identified through the analysis.
- Strategies to promote job/housing balance should also include increased economic development, job training, and education efforts in areas with low- and moderate-income households and high unemployment and under-employment.

Accessible Housing

Related Plan Objective:

Provide accessible housing choices throughout the Region, including near major employment centers.

Related Findings:

It is estimated that there are up to 61,640 multi-family housing units in the Region constructed since 1991 that may be accessible to persons with disabilities, due to Federal and State fair housing laws. These laws require newer multi-family housing to be accessible to persons in wheelchairs by providing features such as zero-step entrances and wider doorways and halls. In 2010, about 169,000 households in the Region reported a member with a disability, which indicates a significant need for additional accessible housing. Housing affordability is also a concern to persons with disabilities, whose annual average income is about half the income of a person without a disability.

Preliminary plan recommendations call for the development of additional multi-family housing to help provide housing that would be both accessible and more affordable to persons with disabilities.



Accessible housing for the elderly and persons with disabilities constructed as part of the Highland Gardens redevelopment by the Housing Authority of the City of Milwaukee.

Design concepts such as universal design and visitability are intended to increase the accessibility of housing for persons with disabilities without specialization of housing or a significant increase in the cost of housing. These goals may not be realized until some accessible design features, such as wider doorways, zero-step entrances, and accessible electrical outlets and environmental controls become standard construction practices.

Preliminary Plan Recommendations for Accessible Housing:

To help address the need for accessible housing, the preliminary plan recommends that sewered communities in sub-areas identified as having a job/housing imbalance or an imbalance between existing household incomes and housing costs identify areas for additional multi-family housing in their comprehensive plan. Additional multi-family housing would help to address both affordability and accessibility needs. The preliminary plan further recommends:

- Local governments should support efforts by private developers and other housing providers to include construction design concepts to make homes easier for people with a mobility impairment to live in or visit. Features that promote ease of use for persons with disabilities include wide hallways, a useable ground floor bathroom with reinforced walls for grab bars, and electrical outlets and switches in accessible locations. The preliminary plan also recommends that building inspectors receive training on the accessibility requirements of State and Federal fair housing laws to ensure that required accessibility features are included in multi-family housing construction and renovations.



Mixed use (retail, office, and residential) development in the City of Port Washington.

- The Governor and State Legislature should continue to support funding for publically-funded Long Term Care programs such as Family Care; Include, Respect, I Self-Direct (IRIS); and Family Care Partnership as these programs provide the major funding for home modifications which allow persons with disabilities and the elderly to maintain their independence in their homes and communities. The preliminary plan also recommends that existing programs be modified to allow renters to use funding sources for accessibility improvements that are available to homeowners.
- Local governments will have access to estimates regarding accessibility of housing through the American Housing Survey (AHS) beginning in 2012. Local governments should analyze AHS and census data to estimate the number of accessible housing units in the community to help ensure that there are plentiful housing options for persons with mobility disabilities not only to reside in, but also to visit their families and neighbors. To achieve this, municipalities should prioritize remodeling of homes and apartments to improve accessibility with funding from HUD grants, TIF extensions, and other sources.

Housing Development Practices

Related Objectives:

1. Encourage the use of environmentally responsible residential development practices throughout the Region.
2. Encourage neighborhood design principles that provide housing in a physical environment that is healthy, safe, convenient, and attractive.

Related Findings:

Multi-family housing and higher-density single-family housing can provide more affordable housing and at the same time provide for a more compact development pattern. Compact development allows housing to be located closer to jobs and services, such as shopping and schools, which minimizes vehicle travel and increases opportunities for walking and bicycling. Compact development also minimizes the conversion of farmland to urban uses.

Preliminary Plan Recommendations for Housing Development:

The preliminary plan recommends that local governments consider preparing detailed neighborhood plans for each residential neighborhood where significant urban development or redevelopment is expected, based on the overall neighborhood densities and land uses recommended in the community's comprehensive plan. Neighborhood plans should more specifically identify areas for multi-, two-, and single-family development, with a variety of lot sizes for single-family development, and, potentially, areas for mixed uses (retail, service, or office with residential and live-work units). The preliminary plan also recommends the redevelopment and infill of vacant and underutilized sites, including the cleanup and reuse of brownfields, as a key element in planning for the revitalization of urban areas and the development of affordable housing.

The preliminary plan further recommends that public housing agencies and developers consider the use of green building methods and materials for new and renovated housing where financially feasible, with priority given to energy-saving materials and construction practices, such as low-flow water fixtures; energy-star appliances; and high-efficiency furnaces, water heaters, windows, and insulation.

PLAN IMPLEMENTATION AND MONITORING

An important part of the housing planning effort is monitoring plan implementation to determine progress towards achievement of the plan vision and objectives. The preliminary plan recommends that SEWRPC conduct an ongoing, regionwide data collection and analysis effort to monitor progress towards the implementation of plan recommendations, based largely on information to be gathered from Federal and State agencies and county and local governments.

SOCIO-ECONOMIC IMPACT ANALYSIS

SEWRPC has contracted with the UW-Milwaukee Center for Economic Development to conduct a socio-economic impact (SEI) analysis of the preliminary recommendations of the regional housing plan. The preparation of the SEI is a result of a recommendation made by SEWRPC's Environmental Justice Task Force that a SEI analysis be conducted for all regional plans prepared by SEWRPC to help identify potential benefits and adverse impacts of regional plans on minority and low-income populations and persons with disabilities, and to help assess whether such populations may be expected to receive a proportionate share of any plan benefits and/or a disproportionate share of any negative impacts. The findings of the SEI will be considered by the Commission prior to any formal action on the regional housing plan. The SEI findings will be presented during the public meetings listed on page 1. Information about the SEI is available on the UWM website at <http://www4.uwm.edu/ced/sewrpc/index.cfm>, or by contacting SEWRPC at (262) 547-6721.

NEXT STEPS

Final plan recommendations will be developed in response to the SEI findings and public review and comment on the preliminary plan recommendations. It is anticipated that the final plan recommendations will be reviewed by the Regional Housing Plan Advisory Committee and Environmental Justice Task Force in early 2013 and that the Regional Planning Commission will consider adoption of the regional housing plan in Spring of 2013. SEWRPC will then transmit a copy of the adopted plan to each County and local government in the Region and to all concerned local, areawide, State, and Federal agencies. It is recommended that each of the concerned agencies and units of government endorse the plan and integrate the findings and recommendations into their planning, regulatory, and other activities related to housing and land use. It is particularly important that the plan be integrated into community planning efforts, especially in communities with sewer service.

OPPORTUNITIES FOR PUBLIC INPUT

Meetings to gather public input on the preliminary plan will be held throughout the Region in November and early December 2012. Meeting dates and locations are listed on page 1. Additional information about the plan is available on the SEWRPC website at www.sewrpc.org/SEWRPC/housing.htm. Written comments can be submitted at the public meetings, through the website, or by contacting SEWRPC staff by mail, e-mail, or telephone using the contact information on the last page. Public comments submitted in writing by December 14, 2012, will be included in the Record of Public Comments that will be published for review by the Regional Housing Plan Advisory Committee and the Regional Planning Commission when they consider approval of the plan.

CONTACT INFORMATION

Contact information to submit a comment, obtain additional information, or request a briefing:

Website: www.sewrpc.org/SEWRPC/Housing.htm
E-mail: sewrpc@sewrpc.org
Phone: (262) 547-6721
Fax: (262) 547-1103
Mail: W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607

This newsletter was mailed directly to a list of individuals and organizations that have expressed interest in receiving such information. If you would like to receive future issues directly, or would like to be removed from the mailing list, please contact SEWRPC using the information above.

THIS NEWSLETTER CONTAINS:

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SOUTHEASTERN WISCONSIN
REGIONAL PLANNING COMMISSION
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YEAR 2035 REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN



BROCHURE 4

OCTOBER 2012

INTRODUCTION

Decent and affordable housing helps people live more secure lives. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has completed a preliminary housing plan for our seven-county Region to help improve housing in the Region. Carrying out the plan would help provide decent housing for all residents of the Region, including housing affordable to low-income residents and persons with disabilities. Housing near job centers would become more affordable to the people holding those jobs, and help broaden lower-cost housing options in cities and villages throughout the Region.

Preliminary plan recommendations were developed with assistance from a 29-member Regional Housing Plan Advisory Committee and are summarized in this brochure. Public input on the preliminary recommendations is being sought at meetings in November and December 2012. Public input is also being sought regarding the findings of an analysis of the possible socio-economic impacts of the plan on low-income and minority populations and persons with disabilities. Draft plan chapters and a more detailed summary of the plan in Newsletter No. 4 are available on the SEWRPC website at www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

AFFORDABLE HOUSING

Housing affordability is closely related to the type and density of housing. Multi-family housing and smaller single-family homes on smaller lots tend to be more affordable to a wide range of households than larger single-family homes on large lots. The development of housing in the Region is greatly influenced by community comprehensive plans and by zoning, subdivision, and other ordinances regulating land uses. The preliminary housing plan thus includes the following key recommendation to help increase the amount of affordable housing:

Local governments that provide sanitary sewer service should provide areas within the community for new single-family homes on lots of 10,000 square feet or smaller, with homes sizes of 1,100 to 1,200 square feet, to accommodate the development of housing affordable to moderate-income households. Areas should be designated for multi-family housing at a density of at least 10 units per acre, and

PUBLIC MEETINGS

A series of meetings has been scheduled to present and obtain public input on the preliminary recommendations of the regional housing plan, and the findings of a draft socio-economic impact analysis of the preliminary recommendations. Persons may choose to attend any meeting they find convenient. All meetings will be held from 4:00 to 6:00 p.m. and will be held in an informal, "open house" format with summary materials provided and staff available to individually answer questions, provide information, and receive comments. An opportunity to provide comments in a public hearing format will also be available at the meeting on December 6.

<u>Date</u>	<u>Location</u>
November 13, 2012	Racine Gateway Technical College, Michigan Room (Room 113) 1001 S. Main Street, Racine
November 14, 2012	Kenosha County Job Center, Commons Area 8600 Sheridan Road, Kenosha
November 19, 2012	Matheson Memorial Library and Community Center, Community Room 101 N. Wisconsin Street, Elkhorn
November 27, 2012	Rotary Building, Frame Park 1150 Baxter Street, Waukesha
November 28, 2012	Washington County Public Agency Center, Rooms 1113 A-B 333 E. Washington Street, West Bend
November 29, 2012	Ozauchee County Administration Center, Auditorium 121 W. Main Street, Port Washington
December 3, 2012	HeartLove Place, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive Milwaukee
December 5, 2012	IndependenceFirst 540 S. 1st Street, Milwaukee
December 6, 2012	Tommy G. Thompson Youth Center, Wisconsin State Fair Park Banquet Rooms 1 and 2 640 S. 84th Street, Milwaukee

Following these meetings, a record of public comments will be assembled and provided to the Regional Housing Plan Advisory Committee and to the Commission. In addition to providing ideas and comments at the public meetings, residents may also forward them through December 14, 2012, via U.S. Mail, fax, e-mail, or the SEWRPC website (see last page for contact information).

Persons with special needs are asked to contact the Commission offices at (262) 547-6721 or at bmckay@sewrpc.org a minimum of 72 hours in advance of the meeting date so that appropriate arrangements can be made. This may involve site access, mobility, materials review or interpretation, questions or comments, or other needs.

18 units or more per acre in highly urbanized communities, to accommodate housing affordable to lower-income households. Areas for such housing should be identified in community comprehensive plans. Communities should also include at least one district that allows single-family residential development of this nature and at least one district that allows multi-family residential development of this nature in their zoning ordinance.

Data analyzed for the plan indicate that households with incomes between 50 and 80 percent of the Region's median income (\$26,940 to \$43,104 per year) would likely be able to afford higher-density multi-family housing at market-rate (non-subsidized) rents. Households with incomes between 80 and 135 percent of the Region's median income (\$43,104 to \$72,737) would likely be able to afford market-rate multi-family rents or modest single-family housing. Households with incomes more than 135 percent of the median income would be able to afford a variety of market-rate housing. Housing is considered "affordable" if a household spends no more than 30 percent of its income on housing costs, in accordance with a standard established by the U.S. Department of Housing and Urban Development. For renters, housing costs include monthly rent and water, sewer, heating oil, gas, and electric utilities paid by the renter. For homeowners, housing costs include monthly mortgage payments, property taxes, homeowner and private mortgage insurance, and water, sewer, heating oil, gas, and electric utilities.

SUBSIDIZED AND TAX CREDIT HOUSING

Housing subsidized by the government or housing developed by non-profit or faith-based organizations would likely be necessary to provide decent and affordable housing for households with incomes less than 50 percent of the Region's median income (less than \$26,940). This is particularly true of housing for families that would require two or more bedrooms. Over 187,000 households, or 24 percent of households in the Region, have incomes of 50 percent or less than the Region's median income. In 2011, there were 45,676 subsidized housing units and housing vouchers in the Region, or about 25 percent of the potential need. The preliminary plan recommends additional Federal funding for housing vouchers; that State law be changed to recognize housing vouchers as a lawful source of income to help provide housing for lower-income households; and that a regional Housing Trust Fund for Southeastern Wisconsin be established to assist in the acquisition of land and development of affordable housing.



Housing trust funds typically provide "gap" financing, or funds to fill part or all of the gap remaining between the actual cost of developing housing and the amount raised after all other funding sources have been secured. The regional fund could be formed initially through the merger of the existing Housing Trust Fund of the City of Milwaukee, Milwaukee County Special Needs Housing Trust Fund, and Milwaukee County Inclusive Housing Fund, and expanded to communities in other counties, and ultimately all seven counties in the Southeastern Wisconsin Region.

FAIR HOUSING/OPPORTUNITY

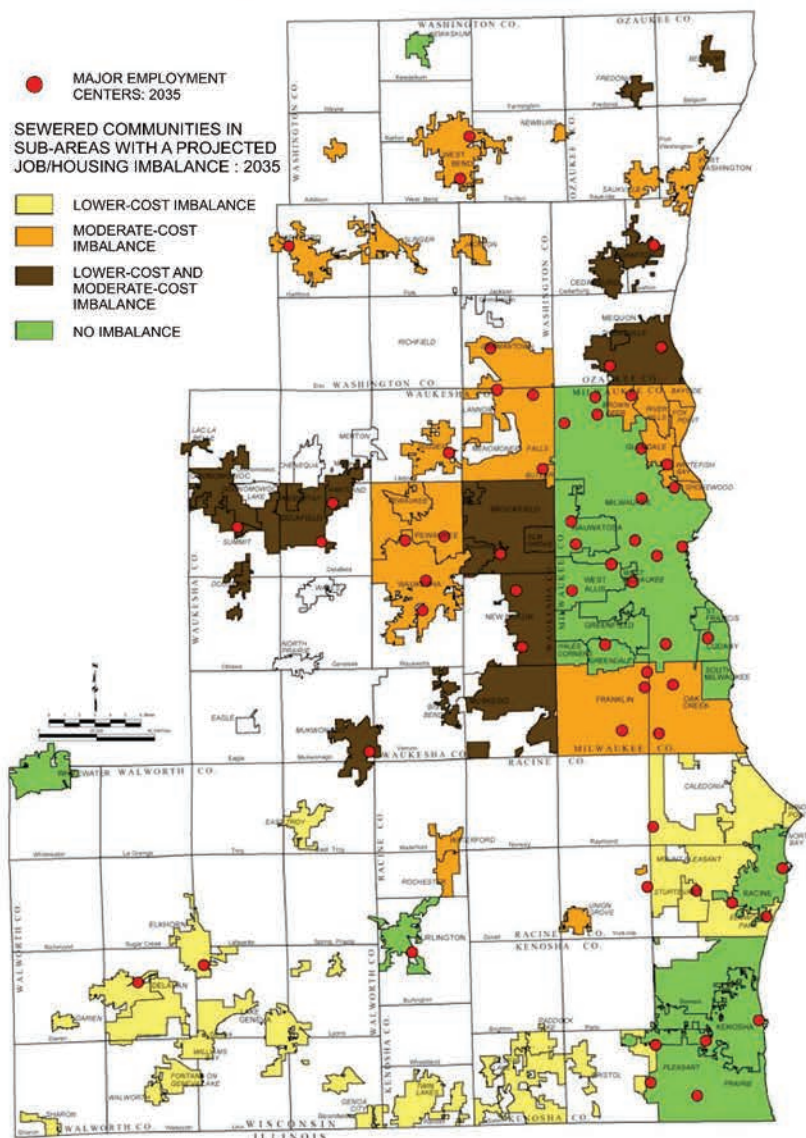
The concentration of minority and low-income populations in the Region's central cities (Kenosha, Milwaukee, and Racine) has been a continuing challenge with several negative effects, including decreased access to jobs in outlying areas for central city residents in need of employment. A significantly higher percentage of minority households have low incomes compared to non-minority households, which limits housing choices. Providing additional lower- and/or moderate-cost housing in sewered communities throughout the Region, as recommended in the preliminary housing plan, would increase housing opportunities for minority and low-income populations near major employment centers outside central cities. It would also provide opportunities for minority and low-income households to live in areas with better schools and safer neighborhoods.

The preliminary plan also recommends that programs be established in the Region to help reduce the concentration of minorities in high-poverty central city neighborhoods by providing assistance to low-income families moving to less impoverished areas. Such assistance could include help in finding suitable housing, work, enrolling children in school, and other services. The plan also recommends that a regional voucher program should be established to streamline the process for households receiving vouchers to move to housing outside the jurisdiction that issued the voucher. Establishment of a regional voucher system would require modifications to the Federal voucher program by the U.S. Department of Housing and Urban Development to remove financial disincentives for regional administration.

JOB/HOUSING BALANCE

Several communities outside the central cities of Kenosha, Milwaukee, and Racine currently accommodate or have adopted comprehensive plans that would accommodate a significant number of jobs in industries with relatively low and/or moderate wages, based on a general analysis conducted as part of the housing plan. Many of these communities have not designated enough areas for the development of lower-cost housing (multi-family housing) and/or moderate-cost housing (smaller single-family homes on lots of 10,000 square feet or less) to provide affordable housing for workers with low- or moderate-wage jobs. The preliminary plan recommends that sewered communities in sub-regional analysis areas (sub-areas) identified as having an imbalance between job wages and housing costs should conduct a more detailed analysis based on specific conditions in their community as part of their comprehensive plan updates. If the local government's analysis confirms an existing or future job/housing imbalance, then it should consider changes to the comprehensive plan that would provide housing appropriate for people holding jobs in the community, thereby supporting the availability of a workforce for local businesses and industries.

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



ACCESSIBLE HOUSING

It is estimated that there are up to 61,640 multi-family housing units in the Region constructed since 1991 that may be accessible to persons with disabilities, due to Federal and State fair housing laws. These laws require newer multi-family housing to be accessible to persons in wheelchairs by providing features such as zero-step entrances and wider doorways and halls. In 2010, about 169,000 households in the Region reported a member with a disability, which indicates a significant need for additional accessible housing. Housing affordability is also a concern to persons with disabilities, whose annual average income is about half the income of a person without a disability. Preliminary plan recommendations call for the development of additional multi-family housing to help provide housing that would be both accessible and more affordable to persons with disabilities.



SOCIO-ECONOMIC IMPACT ANALYSIS

SEWRPC has contracted with the UW-Milwaukee Center for Economic Development to conduct a socio-economic impact analysis of the preliminary recommendations of the regional housing plan. The analysis is a result of a recommendation made by the SEWRPC Environmental Justice Task Force to help identify potential benefits and adverse impacts of regional plans on minority and low-income populations and persons with disabilities. The analysis will help assess whether such populations may be expected to receive a proportionate share of any plan benefits and/or a disproportionate share of any negative impacts. The findings of the analysis will be considered by SEWRPC prior to any formal action on the regional housing plan. The findings of the socio-economic impact analysis will be presented during the public meetings listed on page 1. Information about the analysis is available on the UWM website at <http://www4.uwm.edu/ced/sewrpc/index.cfm>, or by contacting SEWRPC at (262) 547-6721.

CONTACT INFORMATION

Website: www.sewrpc.org/SEWRPC/housing.htm
E-mail: sewrpc@sewrpc.org
Phone: (262) 547-6721
Fax: (262) 547-1103
Mail: W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607





FOLLETO 4

OCTUBRE 2012

Vivienda decente y económicamente accesible ayuda a las personas a vivir vidas más seguras. La Comisión de Planeación Regional del Sureste de Wisconsin (SEWRPC) ha terminado un plan preliminar de vivienda para los siete condados de nuestra Región para ayudar a mejorar la vivienda en la Región. Llevando a cabo el plan ayudaría a ofrecer vivienda decente a todos los residentes de la Región, incluyendo vivienda económicamente accesible para residentes de bajos ingresos y personas discapacitadas. Vivienda cercana a los centros de trabajo estaría más al alcance de las personas que trabajan en esos centros, y ayudaría a expandir las opciones de vivienda de bajo costo en ciudades y villas a través de la Región.

Las recomendaciones del plan preliminar fueron desarrolladas con la asistencia de un Comité Consultivo del Plan Regional de la Vivienda consistente de 29 miembros y las recomendaciones están resumidas en este folleto. Se está buscando la opinión del público a las recomendaciones preliminares durante juntas que se llevarán a cabo en Noviembre y Diciembre del 2012. Se está buscando también la opinión del público en relación a los resultados de un análisis de los posibles impactos socioeconómicos del plan en las poblaciones de bajos ingresos, minoritarias y de personas discapacitadas. Capítulos del plan preliminar y un resumen más detallado del plan en el Boletín número 4 están disponibles en el sitio web de SEWRPC en www.sewrpc.org/SEWRPC/housing.htm, o llamando al (262) 547-6721.

Acceso a vivienda económica está estrechamente relacionada al tipo y densidad de vivienda. Vivienda multifamiliar y casas pequeñas en lotes pequeños tienden a ser económicamente más accesibles a una gama más amplia de familias que casas grandes en lotes grandes. El desarrollo de vivienda en la Región está grandemente influenciado por planes completos de la comunidad y por reglamentos que regulan el uso de la tierra, zonificación y subdivisiones. El plan preliminar de vivienda por lo tanto incluye la siguiente recomendación clave para ayudar a aumentar la cantidad de vivienda económicamente accesible:

Gobiernos locales que ofrecen servicio de drenaje deberían proveer áreas dentro de la comunidad para la construcción de nuevas casas en lotes de 10,000 pies cuadrados o menores, con casas de tamaños de 1,100 a 1,200 pies cuadrados, para facilitar el desarrollo de vivienda económicamente accesible a familias con

Una serie de juntas se han programado para presentar y obtener la opinión del público sobre las recomendaciones preliminares del plan regional de vivienda, y sobre los resultados de un borrador del análisis del impacto socioeconómico de las recomendaciones preliminares. Las personas pueden escoger asistir a cualquier junta que les sea conveniente. Todas las juntas serán de 4:00 a 6:00 p.m., y se llevarán a cabo en un formato informal de "puerta abierta" con sumarios de materiales a la mano y personal de SEWRPC disponible para responder preguntas individuales, ofrecer información, y recibir comentarios. Una oportunidad de proporcionar comentarios en un formato de audiencia pública estará también disponible en la junta de Diciembre 6.

<u>Fecha</u>	<u>Ubicación</u>
Noviembre 13, 2012	Racine Gateway Technical College, Michigan Room (Room 113) 1001 S. Main Street, Racine
Noviembre 14, 2012	Kenosha County Job Center, Commons Area 8600 Sheridan Road, Kenosha
Noviembre 19, 2012	Matheson Memorial Library and Community Center, Community Room 101 N. Wisconsin Street, Elkhorn
Noviembre 27, 2012	Rotary Building, Frame Park 1150 Baxter Street, Waukesha
Noviembre 28, 2012	Washington County Public Agency Center, Rooms 1113 A-B 333 E. Washington Street, West Bend
Noviembre 29, 2012	Ozaukee County Administration Center, Auditorium 121 W. Main Street, Port Washington
Diciembre 3, 2012	HeartLove Place, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
Diciembre 5, 2012	IndependenceFirst 540 S. 1 st Street, Milwaukee
Diciembre 6, 2012	Tommy G. Thompson Youth Center, Wisconsin State Fair Park Banquet Rooms 1 and 2 640 S. 84 th Street, Milwaukee

Después de estas juntas, un documento con los comentarios del público será creado y se le dará al Comité Consultivo del Plan Regional de la Vivienda y a la Comisión. Además de poder proporcionar ideas y comentarios en las juntas públicas, los residentes también pueden enviarlos hasta Diciembre 14, 2012 a través del correo de los Estados Unidos, por fax, correo electrónico, ó el sitio web de SEWRPC (vea la última página que incluye información de contacto).

A las personas con necesidades especiales se les pide que contacten las oficinas de la Comisión al (262) 547-2761 o a bmckay@sewprc.org con un mínimo de 72 horas antes del día de la junta para que los arreglos apropiados se puedan hacer. Esto pudiese incluir acceso a la ubicación, movilidad, revisión o interpretación de materiales, preguntas ó comentarios, ú otras necesidades.

ingresos moderados. Deberían de ser designadas áreas para la construcción de vivienda multifamiliar en una densidad de al menos 10 unidades por acre, y 18 unidades o más por acre en comunidades muy urbanizadas, para acomodar vivienda económicamente accesible a familias de bajos ingresos. Áreas para tales viviendas deberían ser identificadas en los planes completos de las comunidades. Las comunidades deberían también incluir al menos un distrito que permita el desarrollo residencial de casas de esta naturaleza y al menos un distrito que permita el desarrollo de vivienda multifamiliar de esta naturaleza en su reglamento de zonas.

Información analizada por el plan indica que familias con ingresos entre 50 y 80 por ciento del ingreso medio de la Región (\$26,940 a \$43,104 por año) muy probablemente podrían pagar rentas a costo del mercado (no subsidiadas) de vivienda multifamiliar en zonas de alta densidad. Familias con ingresos entre 80 y 135 por ciento del ingreso medio de la Región (\$43,104 a \$72,737) muy probablemente podrían pagar rentas a costo del mercado de vivienda multifamiliar o pagar por casas de costo moderado. Familias con ingresos de más del 135 por ciento del ingreso medio podrían pagar por una variedad de casas a costo del mercado. La vivienda es considerada “económicamente accesible” si una familia gasta no más del 30 por ciento de sus ingresos en el costo de la vivienda, de acuerdo con un estándar establecido por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos. Para personas que rentan, costos de vivienda incluyen pagos mensuales de renta y agua, drenaje, calefacción, gas, y servicio eléctrico pagados por los arrendatarios. Para los propietarios de casas, costos de vivienda incluyen pagos mensuales de hipoteca, impuestos sobre la propiedad, seguro de propietario y de la hipoteca, agua, drenaje, calefacción, gas, y servicio eléctrico.

VIVIENDA SUBSIDIADA Y CRÉDITO PREDIAL

Vivienda subsidiada por el gobierno o vivienda desarrollada por organizaciones sin fines de lucro ó religiosas muy probablemente serían necesarias para ofrecer vivienda decente y económicamente accesible a familias con ingresos de menos del 50 por ciento del ingreso anual medio de la Región (menos de \$26,940). Esto es particularmente cierto en el caso de vivienda para familias que requerirían dos ó más recámaras. Más de 187,000 familias, ó el 24 por ciento de las familias en la Región, tienen ingresos del 50 por ciento ó menos que el ingreso anual medio de la Región. En el 2011, había 45,676 unidades de vivienda subsidiada ó usando vales de vivienda en la Región, ó cerca del 25 por ciento de la necesidad potencial. El



plan preliminar recomienda fondos Federales adicionales para vales de vivienda; que las leyes del Estado sean cambiadas para reconocer los vales de vivienda como una fuente de ingreso legal y así ayudar a proveer vivienda a familias de bajos ingresos; y que un Fideicomiso Regional para la Vivienda en el Sureste de Wisconsin sea establecido para ayudar en la compra de tierra y el desarrollo de vivienda económicamente accesible.

Fideicomisos para la vivienda típicamente ofrecen financiamiento del “faltante”, ó fondos para cubrir parte ó toda la diferencia faltante entre el costo actual de producir vivienda y la cantidad recaudada después de que todas las otras fuentes de capital han sido aseguradas. El fondo regional pudiese ser formado inicialmente a través de la unión del existente Fideicomiso para la Vivienda de la Ciudad de Milwaukee, el Fideicomiso para la Vivienda de Necesidades Especiales del Condado de Milwaukee, y del Fondo para Vivienda Inclusiva del Condado de Milwaukee, y siendo expandido a comunidades en otros condados, y por último a todos los siete condados en el Sureste de la Región de Wisconsin.

VIVIENDA JUSTA

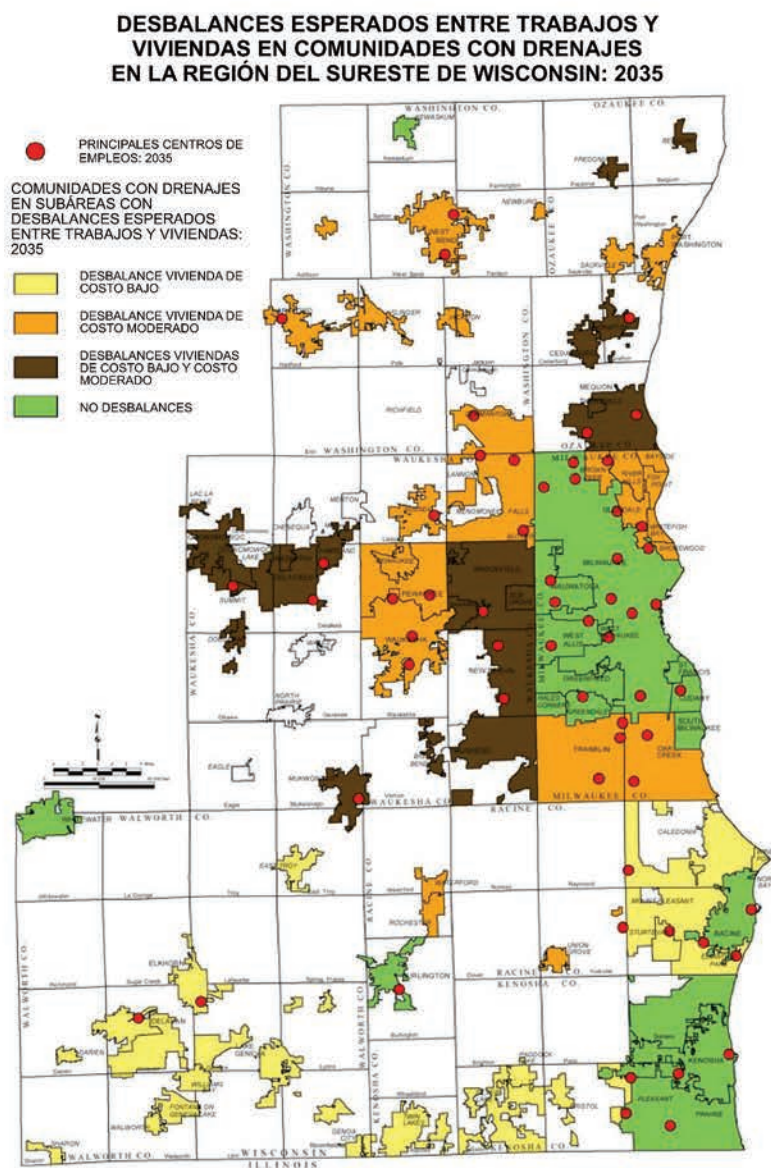
La concentración de poblaciones minoritarias y de bajos ingresos en el centro de ciudades de la Región (Kenosha, Milwaukee y Racine) ha sido un reto continuo con varios efectos negativos, incluyendo un disminuido acceso a trabajos en los alrededores para residentes del centro de las ciudades que necesitan empleos. Un significativo alto porcentaje de familias minoritarias tienen bajos ingresos comparados con familias no-minoritarias, lo cual limita sus opciones de vivienda. Ofreciendo más vivienda de costo bajo y ó moderado en comunidades con drenajes a través de

a Región, como es recomendado en el plan preliminar de vivienda, aumentaría las oportunidades de vivienda para poblaciones minoritarias y de bajos ingresos cerca de importantes centros de empleos fuera de las áreas centrales de las ciudades. También ofrecería oportunidades a familias minoritarias y/o de bajos ingresos de vivir en áreas con mejores escuelas y vecindarios más seguros.

El plan preliminar también recomienda que se establezcan programas en la Región para ayudar a reducir la concentración de grupos minoritarios en vecindarios del centro de la ciudad con alto nivel de pobreza ofreciendo asistencia a familias de bajos ingresos a mudarse a áreas con menos pobreza. Tal asistencia pudiese incluir ayudar a encontrar vivienda adecuada, trabajo, matriculando niños en escuelas, y otros servicios. El plan también recomienda que un programa regional de vales debería ser establecido para hacer más eficiente el proceso para familias que reciben vales para mudarse a vivienda fuera de la jurisdicción que emitió el vale. El establecimiento de un sistema regional de vales requeriría modificaciones al programa Federal de vales del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos para eliminar desincentivos económicos por usar la administración regional.

BALANCE ENTRE TRABAJOS/VIVIENDA

Basado en un análisis general llevado a cabo como parte del plan de vivienda, varias comunidades fuera de las áreas centrales de las ciudades de Kenosha, Milwaukee, y Racine actualmente han ajustado o han adoptado planes completos que incluyen un número significativo de trabajos en industrias con salarios relativamente bajos y/o moderados. Muchas de estas comunidades no han designado suficientes áreas para el desarrollo de vivienda de bajo costo (vivienda multifamiliar) y/o vivienda de costo moderado (casas pequeñas en lotes de 10,000 pies cuadrados o menores) para proveer vivienda económicamente accesible a trabajadores con empleos con salarios bajos y/o moderados. El plan preliminar recomienda que comunidades con drenajes en las áreas subregionales (sub-áreas) identificadas por el análisis de vivienda que tienen un desbalance entre salarios de empleos y costo de vivienda deberían llevar a cabo un análisis más detallado basado en condiciones específicas en sus comunidades como parte de las actualizaciones de sus planes completos. Si los análisis del gobierno local confirman un desbalance existente ó futuro entre empleos y vivienda, entonces debería éste de considerar cambios al plan completo que ofrecería vivienda apropiada para personas que sostienen trabajos en la comunidad, de esta manera apoyando la disponibilidad de una fuerza de trabajo laboral para los comercios e industrias locales.



Fuente: Planes Completos del Gobierno Local y de SEWRPC.

VIVIENDA ACCESIBLE

Se estima que debido a las leyes Federales y Estatales de Vivienda Justa hay casi 61,640 unidades de viviendas multifamiliares en la Región construidas desde 1991 que pudiesen ser accesibles para personas discapacitadas. Estas leyes requieren que nuevas viviendas multifamiliares sean apropiadas para personas en sillas de ruedas y que ofrezcan características como entradas sin escalones y puertas y pasillos más anchos. En el 2010, cerca de 169,000 familias en la Región reportaron tener un miembro de la familia discapacitado, lo cual indica una necesidad significativa de más vivienda accesible. Acceso a vivienda económica es también una preocupación

para personas discapacitadas, dado que su ingreso promedio anual es casi la mitad del ingreso de una persona sin discapacidad. Las recomendaciones del plan preliminar convocan por el desarrollo de más vivienda multifamiliar para ayudar a proveer vivienda que sea a la vez accesible y más económica para personas discapacitadas.



IMPACTO DEL ANÁLISIS SOCIOECONÓMICO

SEWRPC ha contratado con el Centro de Desarrollo Económico de la Universidad de Wisconsin-Milwaukee para llevar a cabo un análisis al impacto socioeconómico de las recomendaciones preliminares del plan regional de la vivienda. El análisis es un resultado de una recomendación hecha por un Grupo de Trabajo para Justicia Ambiental de SEWRPC para ayudar a identificar posibles beneficios e impactos desfavorables de los planes regionales a las poblaciones minoritarias y de bajos ingresos y a personas discapacitadas. El análisis ayudará a evaluar si tales poblaciones pudiesen esperar recibir una porción proporcionada de los beneficios del plan y/o una porción desproporcionada de los impactos negativos. Los resultados del análisis serán considerados por SEWRPC antes de tomar alguna acción formal con respecto al plan regional de la vivienda. Los resultados del análisis al impacto socioeconómico serán presentados durante las juntas públicas listadas en la página 1. Información acerca del análisis está disponible en el sitio web de UWM en <http://www4.uwm.edu/ced/sewrpc/index.cfm>, ó contactando a SEWRPC al (262) 547-6721.

INFORMACIÓN PARA CONTACTARNOS

Sitio Web: www.sewrpc.org/SEWRPC/housing.htm
Correo Electrónico: sewrpc@sewrpc.org
Teléfono: (262) 547-6721
Fax: (262) 547-0113
Correo: W239 N1812 Rockwood Drive
P. O. Box 1607
Waukesha, WI 53187-1607





OCTOBER 2012

SOCIO-ECONOMIC IMPACT ANALYSIS OF SEWRPC'S REGIONAL HOUSING PLAN

The Southeastern Wisconsin Regional Planning Commission is the advisory regional planning agency for SE WI and is charged with *"the function and duty of making and adopting a master plan for the physical development of the Region."* For the 2035 regional housing plan, the following housing challenges within the Region were identified:

1. A job/housing imbalance in the Region, particularly the supply of "workforce" housing near employment centers;
2. Challenges faced in sustaining the present supply of subsidized housing stock in the Region;
3. A need for accessible housing stock to accommodate persons with disabilities;
4. Housing discrimination;
5. Concentration of low-income and minority populations in the Region's central cities;
6. The need to encourage sustainable, or environmentally responsible, residential development practices;
7. The national economic recession and related housing crisis.

The socio-economic impact (SEI) analysis is intended to identify, measure, and analyze the potential impacts (positive or negative) of the preliminary housing plan recommendations on environmental justice communities in the Region. Environmental justice communities include low-income and minority populations and persons with disabilities. Specifically, the following five questions were used to evaluate the preliminary plan recommendations:

An Evaluation of the Regional Housing Plan Recommendations:

- What positive social and economic impacts to environmental justice populations, if any, would be expected from implementation of the plan recommendations?
- If positive social and economic impacts would be expected, would environmental justice populations receive a proportionate share of benefits, compared to the regional population as a whole?
- What adverse social and economic impacts to environmental justice populations, if any, would be expected from implementation of the plan recommendations?
- If adverse social and economic impacts would be expected, would impacts on environmental justice populations be disproportionately high, compared to the regional population as a whole?
- If adverse impacts would be expected, what steps could be taken to mitigate disproportionately high social and economic effects on environmental justice populations?



Public Meetings

The public is invited and encouraged to attend a series of meetings where the preliminary recommendations from the regional housing plan and draft findings of the socio-economic impact analysis will be presented. Summary materials will be provided and all meetings will be held from 4:00pm—6:00pm in an "open house" format. An opportunity to provide comments in a "public hearing" format will also be available at the meeting on December 6th.

November

Tuesday 11/13

Racine Gateway Technical College, Michigan Room
(Room #113)
1001 S. Main Street, Racine

Wednesday 11/14

Kenosha County Job Center,
Commons Area
8600 Sheridan Road, Kenosha

Monday 11/19

Matheson Memorial Library/Community Center,
Community Room
101 N. Wisconsin Street, Elkhorn

Tuesday 11/27

Rotary Building, Frame Park
1150 Baxter Street, Waukesha

Wednesday 11/28

Washington County Public Agency Center,
Rooms 1113 A-B
333 E. Washington Street, West Bend

Thursday 11/29

Ozaukee County Administrative Center,
Auditorium
121 W. Main Street, Port Washington

December

Monday 12/3

HeartLove Place,
Bethel Empowerment Room
3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee

Wednesday 12/5

IndependenceFirst
540 S. 1st Street, Milwaukee

Thursday 12/6

Tommy G. Thompson Youth Center,
Wisconsin State Fair Park,
Banquet Rooms 1 & 2
640 S. 84th Street, Milwaukee

SUMMARY OF FINDINGS

The central tenet of the Regional Housing Plan is providing affordable housing throughout the Region. The preliminary housing plan recommendations fall into six categories.

1. Affordable Housing
2. Fair Housing/ Opportunity
3. Job/ Housing Balance
4. Accessible Housing
5. Subsidized/ Tax Credit Housing
6. Housing Development Practices

Each recommendation was analyzed in light of its impact on environmental justice communities, to determine if it had

a positive or negative impact, or no impact findings.

Based on the analysis portion of the SEI, most recommendations had either a positive or a significantly positive impact on environmental justice populations. If the recommendation was found to have a positive impact, then it would benefit most people in the Region. If the impact was found to be significantly positive, then it would have a greater and more positive impact on environmental justice populations then the population as a whole. Table 1 summarizes the key

The CED socio-economic impact analysis identified key recommendations that would have the most significantly positive impacts on environmental justice communities. None of the preliminary recommendations offered by SEWRPC, if implemented, would have a negative impact on environmental justice populations.

The entire draft SEI along with links to the Regional Housing Plan and its preliminary recommendations are available online at www4.uwm.edu/ced.

Table 1

Category	Key Objective	Key Finding
Affordable Housing	Increase the distribution of smaller homes and higher-density housing options in sewer areas throughout the Region	Recommendation 1 provides the basis for affordable housing throughout the Region by stating that communities with sewer service throughout the Region should provide areas for modest single-family and multi-family housing. Such areas should be identified in community comprehensive plans and allowed for by community zoning ordinances. This would have a significantly positive impact on environmental justice populations.
Fair Housing/ Opportunity	Increase housing options for low-income and minority residents throughout the Region	Recommendation 1 states that communities with sewer service throughout the Region should provide areas for modest single-family and multi-family housing. This would have a significantly positive impact on environmental justice populations. Recommendation 3 recommends that subgrantees of Community Planning Grants (including Community Development Block Grants and HOME funds) to certify that they will further fair housing as a condition of receiving funding or grants. Such grants and funds are important economic development tools for communities, therefore incentivizing such tools would likely have a significantly positive impact on environmental justice communities.
Job/ Housing Balance	Increase affordable housing options in municipalities in proportion to the number of moderate and low wage jobs in a given municipality and increase job opportunities near concentrations of existing affordable housing	Recommendation 1 recommends that communities with job/housing imbalances act to reduce the imbalances. If implemented in a widespread manner throughout the Region, this recommendation would have a significantly positive impact on environmental justice communities. Recommendation 4 calls for amending State law to tie the creation of tax incremental financing (TIF) districts to the provision of affordable housing based upon ameliorating job/housing imbalances. TIF is possibly the most powerful economic development incentive that municipalities have in their toolbox. Therefore, Recommendation 4 should have a significantly positive impact on environmental justice communities. Recommendation 5, similar to recommendation 4, would incentivize other economic development programs to promote fair housing and affordable housing development, and would have a significantly positive impact on environmental justice communities.
Accessible Housing	Increase housing options for all persons with disabilities throughout the Region	Recommendation 1 is parallel to Recommendation 1 under Affordable Housing and provides the basis for affordable housing by stating that communities with sewer service throughout the Region should identify areas for multi-family housing. This would have a significantly positive impact on persons with disabilities as Federal and State laws require most new multi-family units to have minimum accessibility features.
Subsidized and Tax Credit Housing	Increase distribution of subsidized housing units throughout the Region	Recommendation 4 states that communities in economic need priority sub-areas and subsidized workforce housing need priority sub-areas should work with HUD or their entitlement jurisdiction to secure HUD Housing and Community Development Program and other funds to provide housing in the community that is affordable to extremely and very low-income households. It also states that local PHAs should encourage mixed-income housing development. Expanding housing choices for extremely and very low-income households, particularly in communities where there is a workforce housing need would have a significantly positive impact on environmental justice communities.

Table 1, continued

Category	Key Objective	Key Finding
Subsidized and Tax Credit Housing	Increase distribution of subsidized housing units throughout the Region	Recommendation 6 states that administrators should work together to develop a regional Section 8 Housing Choice Voucher program. Removing the financial disincentives for administering vouchers on a regional basis through cooperation between the local PHAs would likely streamline the voucher process and cut down considerably on administrative costs, which would have a significantly positive impact on environmental justice populations.
		Recommendation 10 calls for the establishment of a Regional Housing Trust Fund for Southeastern Wisconsin that can streamline the process for development of multi-family housing, remove the administrative burdens for funding applicants, spread the funding burden across multiple jurisdictions, and raise the profile of potential affordable housing projects in order to attract more private investment. This would have a significant positive impact on the Region's environmental justice communities.
Housing Development Practices	Incorporating housing best management practices into planning and design, to lower the long-term cost of housing and provide safe and healthy neighborhoods throughout the Region	Recommendation 3 calls for the redevelopment and infill of vacant and underutilized sites. Given that the majority of brownfield, vacant, and underutilized sites are located in the Region's urban core areas along with the Region's highest concentrations of environmental justice communities, remediation and redevelopment would have a significantly positive impact on environmental justice populations.

ACTION ITEMS

CED identified several recommendations within the preliminary RHP that can be improved upon in order to have a more positive impact on environmental justice populations. These CED suggestions call for some revision of selected RHP recommendations as well as highlighting areas where additional research is underway by CED.

Affordable Housing	Recommendation 2 is still under consideration by CED. Our concern is whether or not greater reliance on sales and income taxes as alternative revenue streams could be regressive and have a disproportionately negative impact on environmental justice households.	More information on Recommendation 10 is forthcoming. CED will determine whether any communities have taken advantage of the existing program that extends the life of a Tax Increment Financing District by 1 year in order to help pay for affordable housing.
Fair Housing/ Opportunity	No further actions warranted.	
Job/ Housing Balance	CED advises clarifying Recommendation 5 to include which programs/agencies would be targeted. This should apply to existing and future economic development programs, given the changing nature of the Federal and State programs.	
Accessible Housing	Currently, accessibility features and modifications are not documented in property assessments. CED recommends developing a recommendation that would add documenting accessibility features and/or modifications to the residential property assessment. Alternatively, Recommendation 3 could be modified to incorporate this.	CED will provide additional clarification on Recommendations 3 and 4. CED agrees that there will be an increased need for funding or proportional funding over the course of the planning period, but needs to do some work on this to see how the specific budgets have been impacted over the past 4 years.
	CED encourages the rewriting of Recommendation 2 to include examples of how communities could "support the efforts" of developers, for instance, by providing density bonuses.	Recommendation 7 calls for the modification of government programs to fund accessibility modifications for renters. CED recommends that this also be extended to allow for landlord eligibility.
Subsidized and Tax Credit Housing	CED recommends that SEWRPC develop at least one recommendation regarding homelessness and emergency shelter housing.	CED suggests a recommendation that focuses on the preservation of existing subsidized housing, and/or modifying Recommendation 4 to include funding for the rehabilitation and preservation of existing housing units in priority areas through the Choice Neighborhood Program.
Housing Development Practice	CED is currently examining the possibility of expanding Recommendation 5 to include local programs such as the Targeted Investment Neighborhoods and their potential impact on environmental justice populations.	CED will provide more information on the impact of Crime Prevention Through Environmental Design program.



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Milwaukee, WI 53201
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Center for Economic Development



PUBLIC PARTICIPATION AND OUTREACH

We will be engaging participants to gain feedback during a series of public meetings throughout the southeastern Wisconsin Region (see page 1 for schedule and meeting locations).

This second major component of the socio-economic impact analysis is meant to address concerns that may not have been expressed during the planning process. We hope to hear from ethnic/minority and low-income populations and persons with disabilities in the Region and those who advocate on their behalf.

Assessing community perceptions about regional development is most difficult when portions of that community may not be engaged in the participatory process.

SEWRPC has done considerable public outreach regarding the RHP through the use of public meetings, the internet, and other forms of communication feedback.

For more information on the public meetings please contact **CED** at (414) 229-6155 [www4.uwm.edu/ced] or **SEWRPC** at (262) 547-6721 [www.sewrpc.org].



ENVIRONMENTAL JUSTICE

Environmental Justice seeks to rectify any past or present harm or injustices related to environmental issues, and attempts to ensure that the environment and human health are fairly protected for all people regardless of race, color, national origin, or income.

The concept of Environmental Justice is not new; it has its roots in the laws and regulations developed by agencies including the U.S. Department of Housing and Urban Development (HUD), the U.S. Environmental Protection Agency and other Federal, state, and local agencies throughout the 20th Century. These laws and regulations were developed to ensure safe,

responsible use of resources and to safeguard the population from the hazards of industry and harmful environmental conditions. Planning as a field, particularly land use planning and zoning, had developed from the need to improve and safeguard the health, welfare, and safety of communities. In 1994, EJ was formalized by requiring most Federal agencies, including HUD, to consider how Federally-assisted projects may have disproportionately high and adverse human health or environmental effects on minority and low-income populations.

Since then, Environmental Justice has become integrated into HUD's mission, which includes working with states, tribes,

local communities, other grantees, and staff at other Federal agencies to incorporate EJ awareness and planning considerations into program activities.

In 2007, SEWRPC created the Environmental Justice Task Force (EJTF) to oversee issues pertaining to Environmental Justice in the Region.

The primary role of the EJTF is "to enhance the consideration and integration of environmental justice throughout the regional planning process." The EJTF was instrumental in advocating and executing the development of a socio-economic impact analysis for the regional housing plan.

MORE INFORMATION ON THE REGIONAL HOUSING PLAN

More information on the Regional Housing Plan can be found on the Southeastern Wisconsin Regional Planning Commission website at: <http://www.sewrpc.org/SEWRPC/Housing.htm>





OCTUBRE 2012

Centro de Desarrollo Económico



ANÁLISIS DEL IMPACTO SOCIOECONÓMICO DEL PLAN REGIONAL DE LA VIVIENDA DE SEWRPC

La Comisión de Planeación Regional del Sureste de Wisconsin es la agencia consultora para planeación regional del Sureste de Wisconsin y es responsable de "la función y obligación de crear y adoptar un plan maestro para el desarrollo físico de la Región." Para el plan regional de vivienda del año 2035, los siguientes retos de la vivienda fueron identificados:

1. Un desbalance de empleos/vivienda en la Región, particularmente la disponibilidad de vivienda para "trabajadores" cerca de los centros de empleos;
2. Retos encontrados para mantener el número actual de vivienda subsidiada existente en la Región;
3. Una necesidad de vivienda accesible para acomodar a personas discapacitadas;
4. Discriminación de vivienda;
5. Concentración de poblaciones de bajos ingresos y minoritarias en los centros de las ciudades de la Región;
6. La necesidad de promover prácticas de desarrollo residencial, sustentables, ó ambientalmente responsables;
7. La recesión económica nacional y la crisis de vivienda relacionada a ella.

El análisis del impacto socioeconómico (SEI siglās en Inglés) pretende identificar, medir y analizar los posibles impactos (positivos ó negativos) de las recomendaciones del plan preliminar de la vivienda en las comunidades de justicia ambiental en la Región. Comunidades de justicia ambiental incluyen poblaciones de bajos recursos ó minoritarias y personas con discapacidades. Específicamente, las siguientes cinco preguntas se utilizaron para evaluar las recomendaciones del plan preliminar:

Una Evaluación de las Recomendaciones del Plan Regional de la Vivienda:

- ¿Qué impactos sociales y económicos positivos a poblaciones de justicia ambiental, si hay alguno, se esperarían de la implementación de las recomendaciones del plan?
- Si se esperan impactos sociales y económicos positivos, ¿recibirían las poblaciones de justicia ambiental una porción proporcional de beneficios, comparados con los de la población total regional?
- ¿Qué impactos sociales y económicos negativos a poblaciones de justicia ambiental, si hay alguno, se esperarían de la implementación de las recomendaciones del plan?
- Si se esperarían impactos sociales y económicos negativos, ¿serían los impactos en poblaciones de justicia ambiental desproporcionadamente altos, comparados con los de la población total regional?
- Si se esperarían impactos negativos, ¿qué pasos podrían tomarse para mitigar efectos sociales y económicos desproporcionadamente altos en las poblaciones de justicia ambiental?



Juntas Públicas

El público está invitado y se le anima a asistir a una serie de juntas donde las recomendaciones preliminares del plan regional de la vivienda y un borrador de los resultados del análisis del impacto socioeconómico serán presentados. Un resumen de los materiales estará disponible y todas las juntas se llevarán a cabo de **4:00 pm a 6:00 pm** en un formato de **"puerta abierta."** Una oportunidad para proporcionar comentarios en un formato de **"audiencia pública"** estará también disponible en la junta de Diciembre 6.

Noviembre

Martes 11/13
Racine Gateway Technical College, Michigan Room
(Room #113)
1001 S. Main Street, Racine

Miercoles 11/14
Kenosha County Job Center,
Commons Area
8600 Sheridan Road, Kenosha

Lunes 11/19
Matheson Memorial Library/Community Center,
Community Room
101 N. Wisconsin Street, Elkhorn

Martes 11/27
Rotary Building, Frame Park
1105 Baxter Street, Waukesha

Miercoles 11/28
Washington County Public Agency Center,
Rooms 1113 A-B
333 E. Washington Street, West Bend

Jueves 11/29
Ozaukee County Administrative Center,
Auditorium
121 W. Main Street, Port Washington

Diciembre

Lunes 12/3
HeartLove Place,
Bethel Empowerment Room
3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee

Miercoles 12/5
IndependenceFirst
540 S. 1st Street, Milwaukee

Jueves 12/6
Tommy G. Thompson Youth Center,
Wisconsin State Fair Park,
Banquet Rooms 1 & 2
640 S. 84th Street, Milwaukee

RESUMEN DE LOS RESULTADOS

El principio fundamental del Plan Regional de la Vivienda es el proveer vivienda económicamente accesible a toda la Región. Las recomendaciones preliminares del plan de la vivienda ocurren dentro de seis categorías:

1. Vivienda Económicamente Accesible
2. Oportunidad de Vivienda Justa
3. Balance entre Trabajos/Vivienda
4. Vivienda Accesible
5. Vivienda Subsidiada y de Crédito Predial
6. Prácticas de Desarrollo de Vivienda

Cada recomendación fue analizada desde el punto de vista de su impacto a comunidades de justicia ambiental, para determinar si

tenía un impacto positivo, ó impacto negativo, ó no impacto del todo.

Basado en la porción del análisis de SEI, la mayoría de las recomendaciones tuvieron ya sea un impacto positivo ó significativamente positivo en poblaciones de justicia ambiental. Si se encontró que la recomendación tuvo un impacto positivo, entonces beneficiaría a la mayoría de las personas en la Región. Si se encontró que el impacto fue significativamente positivo, entonces tendría un impacto mayor y más positivo en poblaciones de justicia ambiental que en la mayoría de la población. La Tabla I resume los principales resultados.

El análisis del impacto socioeconómico del CED identificó las principales recomendaciones que tendrían los impactos más significativamente positivos en comunidades de justicia ambiental. Ninguna de las recomendaciones preliminares ofrecidas por SEWRPC, si se implementasen, tendrían un impacto negativo en poblaciones de justicia ambiental.

El borrador completo de SEI junto con enlaces al Plan Regional de la Vivienda (RHP) y sus recomendaciones preliminares están disponibles en línea en www4.uwm.edu/ced.

Tabla 1

Categoría	Objetivo Principal	Resultado Principal
Vivienda Económicamente Accesible	Aumentar la distribución de casas más pequeñas y opciones de vivienda de densidades altas en áreas con drenaje a través de la Región	La Recomendación 1 provee la base para aumentar vivienda económicamente accesible a través de la Región al indicar que comunidades con servicio de drenaje a través de la Región deberían ofrecer áreas para casas modestas y vivienda multifamiliar. Tales áreas deberían ser identificadas en los planes completos de las comunidades y ser permitidos por los reglamentos de zonificación de las comunidades. Esto tendría un impacto significativamente positivo en poblaciones de justicia ambiental.
Oportunidad de Vivienda Justa	Aumentar opciones de vivienda para residentes de ingresos bajos y minoritarios a través de la Región	La Recomendación 1 indica que comunidades con servicio de drenaje a través de la Región deberían ofrecer áreas para casas modestas y vivienda multifamiliar. Esto tendría un impacto significativamente positivo en poblaciones de justicia ambiental . La Recomendación 3 requiere que recipientes de Donaciones de Planeación de Comunidades (incluyendo Fondos de Donación para Desarrollo Comunitario (CDBG) y fondos de Sociedades de Inversión en Casas (HOME) certifiquen que ellos fomentarán prácticas de vivienda justa como una condición de recibir fondos ó donaciones. Tales donaciones ó fondos son instrumentos importantes para el desarrollo económico de comunidades, por consiguiente incentivando tales instrumentos posiblemente tendrían un impacto significativamente positivo en comunidades de justicia ambiental.
Balance entre Empleos/Vivienda	Aumentar opciones de vivienda económicamente accesible en municipalidades en proporción al número de empleos con salarios moderados y bajos en cada municipalidad y aumentar las oportunidades de empleo cerca de concentraciones existente de vivienda económicamente accesible	La Recomendación 1 recomienda que comunidades con desbalances de empleos/vivienda hagan algo para reducir los desbalances. Si se implementase ampliamente a través de la Región, esta recomendación tendría un impacto significativamente positivo en comunidades de justicia ambiental. La Recomendación 4 pide modificar las leyes del Estado para ligar la creación de distritos de financiamiento por incremento predial (TIF) a la provisión de vivienda económicamente accesible basado para mejorar los desbalances de empleos/viviendas. TIF es posiblemente el incentivo más poderoso en desarrollo económico que las municipalidades tienen a su alcance. Por consiguiente, la Recomendación 4 debería tener un impacto significativamente positivo en comunidades de justicia ambiental. La Recomendación 5, similar a la recomendación 4, incentivizaría otros programas de desarrollo económico para promover el desarrollo de vivienda justa y vivienda económicamente accesible, y tendría un impacto significativamente positivo en comunidades de justicia ambiental.
Vivienda Accesible	Aumentar opciones de vivienda para todas las personas con discapacidades a través de la Región	La Recomendación 1 es paralela a la Recomendación 1 bajo Balance entre Empleos/Vivienda y provee la base para el aumento de vivienda económicamente accesible a través de la Región al indicar que comunidades con desbalances en empleos/vivienda identificados a través de la Región deberían identificar áreas para vivienda multifamiliar. Esto tendría un impacto significativamente positivo en personas con discapacidades dado que las leyes Federales y Eatales requieren que la mayoría de las nuevas unidades de vivienda multifamiliar cumplan con un mínimo de características de accesibilidad.
Vivienda Subsidiada y Crédito Predial	Aumentar la distribución de unidades de vivienda subsidiada a través de la Región	La Recomendación 4 indica que comunidades en sub-áreas con prioridad de necesidad económica y en sub-áreas con prioridad de necesidad de vivienda subsidiada para trabajadores deberían de trabajar con la oficina de HUD en su jurisdicción para asegurar fondos del Programa de Vivienda y Desarrollo Comunitario de HUD u otros para ofrecer vivienda en la comunidad que es económicamente accesible para familias con extremadamente bajos ó muy bajos ingresos. También indica que las Oficinas de Vivienda Pública locales (PHA siglas en Inglés) deberían fomentar el desarrollo de vivienda para familias de ingresos mixtos. Expandiendo opciones de vivienda para familias con extremadamente bajos ó muy bajos ingresos, particularmente en comunidades donde hay una necesidad de vivienda para trabajadores tendría un impacto significativamente positivo en comunidades de justicia ambiental.

Tabla 1, continúa

Categoría	Objetivo Principal	Resultado Principal
Vivienda Subsidiada y Crédito Predial	Aumentar la distribución de unidades de vivienda subsidiada a través de la Región	<p>La Recomendación 6 indica que los administradores deberían de trabajar juntos para desarrollar un programa regional de Vales para Vivienda Sección 8. Eliminando los desincentivos económicos para la administración regional de vales a través de la cooperación de las oficinas locales PHAs muy probablemente haría el proceso de vales mas eficiente y reduciría considerablemente los costos administrativos, lo cual tendría un impacto significativamente positivo en poblaciones de justicia ambiental.</p> <p>La Recomendación 10 pide para que se establezca un Fideicomiso Regional para la Vivienda para el Sureste de Wisconsin que pueda hacer más eficiente el proceso para el desarrollo de vivienda multifamiliar, eliminar las responsabilidades administrativas para los solicitantes de fondos, repartir las reponsabilidades financieras a través de multiples jurisdicciones, e incrementar el perfil de posibles proyectos de vivienda económicamente accesible para atraer más inversión privada. Esto tendría un impacto positivo significativo en comunidades de justicia ambiental de la Región.</p>
Prácticas de Desarrollo de la Vivienda	Incorporar las mejores prácticas del manejo de la vivienda en la planeación y el diseño, reducir el costo a largo plazo de vivienda y proveer vecindarios seguros y saludables a través de la Región	La Recomendación 3 pide por el desarrollo y ocupación de lotes vacantes y parcialmente utilizados. Dado que la mayoría de los lotes industriales abandonados, vacantes, y parcialmente utilizados se encuentran en áreas urbanas centrales en la Región donde las más altas concentraciones de comunidades de justicia ambiental también están, la limpieza de contaminantes y el redesarrollo tendrían un impacto significativamente positivo en poblaciones de justicia ambiental.

ACCIONES A TOMAR

El CED identificó varias recomendaciones dentro del RHP preliminar que pueden ser mejoradas para así tener un impacto más positivo en las poblaciones de justicia ambiental. Estas sugerencias del CED requieren hacer una revisión de recomendaciones seleccionadas del RHP así como también destacan áreas donde más investigación se está llevando a cabo por CED.

Vivienda Económicamente Accesible	La Recomendación 2 está todavía bajo consideración por el CED. Nuestra preocupación es si el depender más en los impuestos sobre las ventas y los ingresos como una fuente de ganancias alternativa pudiese ser regresivo y tener un impacto desproporcionadamente negativo en familias de justicia ambiental.	Más información sobre la Recomendación 10 está por salir. CED determinará si algunas comunidades han tomado ventaja del programa existente que extiende la vida de un Distrito de Financiamiento por Incremento Predial por un año para ayudar a pagar por vivienda económicamente accesible.
Oportunidades de Vivienda Justa	No más acciones son necesarias.	
Balance entre Empleos y Vivienda	CED aconseja que se aclare la Recomendación 5 incluyendo que programas/agencias serían seleccionadas. Esto debería aplicarse a existentes y futuros programas de desarrollo económico, dada la naturaleza variable de los programas Federales y Estatales.	
Vivienda Accesible	<p>Actualmente, las características y modificaciones de accesibilidad no están documentadas en los avalúos de propiedades. CED recomienda desarrollar una recomendación que añadiría información sobre las características y/o modificaciones de accesibilidad a los avalúos de propiedades residenciales. Alternativamente, la recomendación 3 pudiese ser modificada para incorporar esto.</p> <p>CED aconseja el rescribir la Recomendación 2 para incluir ejemplos de como comunidades pudieran “apoyar los esfuerzos” de constructoras, por ejemplo, ofreciendo recompensa por construcción de alta densidad.</p>	<p>CED ofrecerá clarificación adicional a las Recomendaciones 3 y 4. CED está de acuerdo que se incrementará la necesidad de fondos ó fondos proporcionales sobre el curso del period de planeación, pero necesita trabajar en esto para ver como los presupuestos específicos han sido impactados sobre los pasados 4 años.</p> <p>La Recomendación 7 pide la modificación de programas del gobierno para financiar modificaciones de accesibilidad para arrendatarios. CED recomienda que esto también sea extendido para permitir elegibilidad al arrendador.</p>
Vivienda Subsidiada y de Crédito Predial	CED recomienda que SEWRPC desarrolle al menos una recomendación con respecto al problema de personas sin vivienda y viviendas/refugio de emergencia para situaciones críticas.	CED sugiere una recomendación que se enfoque en la preservación de la vivienda subsidiada existente, y/o que se modique la Recomendación 4 para incluir fondos para la rehabilitación y preservación de las viviendas existentes en áreas de alta prioridad a travésdel Programa de Vecindario Selecto (Choice Neighborhood Program).
Prácticade Desarrollo de la Vivienda	CED está actualmente examinando las posibilidades de expandir la Recomendación 5 para incluir programas locales tales como los Vecindarios de Inversión Selecta (TIN siglas en Inglés) y su posible impacto en poblaciones de justicia ambiental.	CED ofrecerá más información sobre el impacto del programa de Prevención de Crimen mediante Diseño Ambiental.



PARTICIPACIÓN Y COMUNICACIÓN CON EL PÚBLICO

Buscaremos atraer participantes para obtener comentarios durante una serie de juntas públicas a través de la Región del sureste de Wisconsin (ver página 1 para la fecha y ubicación de las juntas).

Este segundo componente principal del análisis del impacto socioeconómico intenta tomar en cuenta preocupaciones que pudiesen no haber sido expresadas durante el proceso de planeación. Esperamos recibir comentarios de poblaciones étnicas/minoritarias y de bajos ingresos y de personas discapacitadas en la Región y de aquellos que abogan por estos grupos.

Evaluar percepciones de la comunidad acerca del desarrollo regional es más difícil cuando segmentos de la comunidad pudiesen no estar involucrados en el proceso participatorio.

SEWRPC ha organizado un considerable número de eventos de comunicación al público con respecto al Plan Regional de la Vivienda por medio de juntas públicas, la internet, y otras formas de escuchar su reacción.

Para obtener información de las juntas públicas, por favor contacta **CED** al (414) 229-6155 (www4.uwm.edu/ced) ó **SEWRPC** al (262) 547-6721 (www.sewrpc.org).



JUSTICIA AMBIENTAL

La Justicia Ambiental busca rectificar cualquier daño o injusticias pasadas ó presentes relacionadas a cuestiones ambientales, e intenta asegurar que el ambiente y la salud humana sean protegidas justamente para toda la gente sin importar su raza, color, origen, ó ingresos.

El concepto de Justicia Ambiental no es nuevo; tiene sus raíces en las leyes y reglamentos desarrollados por las agencias incluyendo el Departamento de Vivienda y Desarrollo Urbano de los E.U., (HUD), la Agencia de Protección Ambiental de los E.U., y otras agencias Federales, estatales, y locales a través del Siglo 20. Estas leyes y reglamentos fueron desarrolladas para asegurar el uso responsable y seguro de recursos, y para

salvaguardar a la población de los peligros de las industrias y de condiciones ambientales dañinas. El área de planeación, particularmente planeación del uso de la tierra y zonificación, nació de la necesidad de mejorar y salvaguardar la salud, el bienestar, y seguridad de comunidades. En 1994, la Justicia Ambiental fue formalizada al requerir que la mayoría de las agencias Federales, incluyendo HUD, consideren como proyectos financiados con fondos Federales pudiesen desproporcionadamente tener efectos negativos en la salud humana ó condiciones ambientales de poblaciones minoritarias y de bajos ingresos.

Desde entonces, la Justicia Ambiental ha sido integrada a la misión de HUD, la cual

incluye trabajar con los estados, tribus, comunidades locales, otros donatarios, y empleados de otras agencias Federales para reconocer y considerar Justicia Ambiental en la planeación de sus programas de actividades.

En el 2007, SEWRPC creó el Grupo de Trabajo para Justicia Ambiental (EJTF siglas en Inglés) para supervisar cuestiones relacionadas a Justicia Ambiental en la Región.

El principal papel del EJTF es "incrementar la consideración e integración de justicia ambiental a través del proceso de planeación regional." El EJTF fue instrumental en abogar y ejecutar el desarrollo de un análisis del impacto socioeconómico del plan regional de la vivienda.

MÁS INFORMACIÓN ACERCA DEL PLAN REGIONAL DE LA VIVIENDA

Más información acerca del Plan Regional de la Vivienda puede ser encontrada en el sitio web de la Comisión de Planeación Regional del Sureste de Wisconsin en: <http://www.sewrpc.org/SEWRPC/Housing.htm>



FLYER ANNOUNCING PUBLIC MEETING SCHEDULE

PLANNING FOR HOUSING IN SOUTHEASTERN WISCONSIN

Decent and affordable housing helps people live secure lives. At the request of local government officials, the Regional Planning Commission has prepared a preliminary *Regional Housing Plan for Southeastern Wisconsin: 2035*.

The preliminary plan includes draft recommendations to help provide housing that all residents can afford. Affordable housing near job centers and throughout Southeastern Wisconsin are key objectives.

Information about the plan is available on the web at www.sewrpc.org/SEWRPC/housing.htm, or by contacting us at (262) 547-6721 or sewrpc@sewrpc.org.

Public meetings to get **YOUR INPUT** on the plan will be held as shown below, from 4:00 – 6:00 p.m. (presentation at 5:00 upon request). Please contact us if your group would like to have an individual meeting.



Source: SEWRPC.



Source: Continuum Architects + Planners.

<u>Dates</u>	<u>Meeting Locations</u>
November 13, 2012	Racine Gateway Technical College, Michigan Room (Room 113) 1001 S. Main Street, Racine
November 14, 2012	Kenosha County Job Center, Commons Area 8600 Sheridan Road, Kenosha
November 19, 2012	Matheson Memorial Library and Community Center, Community Room 101 N. Wisconsin Street, Elkhorn
November 27, 2012	Rotary Building, Frame Park 1150 Baxter Street, Waukesha
November 28, 2012	Washington County Public Agency Center, Rooms 1113 A-B 333 E. Washington Street, West Bend
November 29, 2012	Ozaukee County Administration Center, Auditorium 121 W. Main Street, Port Washington
December 3, 2012	HeartLove Place, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
December 5, 2012	IndependenceFirst 540 S. 1 st Street, Milwaukee
December 6, 2012	Tommy G. Thompson Youth Center, Wisconsin State Fair Park Banquet Rooms 1 and 2 640 S. 84 th Street, Milwaukee

Persons needing disability-related accommodations are asked to contact the Commission offices at the phone number above or at bmckay@sewrpc.org a minimum of three days in advance of the meeting date so that appropriate arrangements can be made. This may involve site access, mobility, materials review or interpretation, questions or comments, or other needs.



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Appendix D

**NEWSPAPER ARTICLES CONCERNING
THE PRELIMINARY REGIONAL HOUSING PLAN**

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Regional commission calls for boost in affordable housing

By Don Behm of the Journal Sentinel
Nov. 8, 2012

Housing costs become a financial burden if a family spends more than 30% of household income just to put a roof over their heads, according to the Southeastern Wisconsin Regional Planning Commission. Families in those circumstances are not living in affordable housing.

Fully 36% of households in the seven-county region live with this burden and a resulting lack of income for basic needs such as food, medical care and transportation, the commission says in a preliminary housing plan.

What to do about it takes up much of the report.

"Multifamily housing and smaller single-family homes on smaller lots tend to be more affordable to a wider range of households," the planners say.

So it follows their key recommendation is for communities, especially those with big employers or clusters of industries, to provide more of both of those.

Municipalities with sewer service - this is all cities and most villages - should provide areas for development of single-family houses of less than 1,200 square feet on lots of less than 10,000 square feet, the plan says. Those same communities should provide space for multifamily housing at a density of at least 10 units per acre.

Why? The availability of lower-cost housing will bring potential employees closer to jobs and provide a local workforce.

"Development of multifamily and modest single-family homes throughout the region will increase the supply of affordable housing, and help address job and housing imbalances in communities that do not have enough housing for workers holding low- and moderate-wage jobs in the community," the report says.

This strategy would provide lower-cost housing outside the central cities of Milwaukee, Racine and Kenosha where it is concentrated and closer to jobs, according to planners. People with disabilities also would have greater flexibility in where they choose to live since fair housing laws require multifamily developments to be accessible.

The commission has scheduled nine public meetings, at least one in each county, between Nov. 13 and Dec. 6 to discuss the proposals with residents of the region. The seven counties in the region are Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington and Waukesha.

Each meeting will be set up as an open house with participants able to review plan summaries, ask questions of commission staff and provide comments.

The plan is intended as a guide for municipalities to achieve multiple regional goals: providing more affordable housing; eliminating imbalances in many communities between the availability of jobs and affordable housing; encouraging minorities to live closer to job opportunities in the region; offering more accessible housing for the disabled in each county; and eliminating housing discrimination.

The preliminary plan also recommends establishing programs in the region "to help reduce the concentration of minorities in high-poverty central city neighborhoods by providing assistance to low-income families in moving to less impoverished areas," says a commission newsletter summarizing the report. Those families would need help in finding work and suitable housing, and enrolling children in schools.

Additional information on the plan is available on the commission website:
www.sewrpc.org/SEWRPC/Housing.htm.

Public meetings

All meetings will be held from 4 to 6 p.m. The meeting dates and locations are as follows:

Racine: Nov. 13 in the Michigan Room, Racine Gateway Technical College, 1001 S. Main St.

Kenosha: Nov. 14 in the Commons Area, Kenosha County Job Center, 8600 Sheridan Road.

Elkhorn: Nov. 19 in the Community Room, Matheson Memorial Library and Community Center, 101 N. Wisconsin St.

Waukesha: Nov. 27 in the Rotary Building at Frame Park, 1150 Baxter St.

West Bend: Nov. 28 in Rooms 1113 A-B, Washington County Public Agency Center, 333 E. Washington St.

Port Washington: Nov. 29 in the auditorium of the Ozaukee County Administration Center, 121 W. Main St.

Milwaukee: Dec. 3 in the Bethel Empowerment Room, HeartLove Place, 3229 N. King Drive.

Dec. 5 at Independence First, 540 S. 1st St.

Dec. 6, at the Tommy G. Thompson Youth Center, banquet rooms 1 and 2, Wisconsin State Fair Park, 640 S. 84th St.

Find this article at:

<http://www.jsonline.com/news/milwaukee/regional-commission-calls-for-boost-in-affordable-housing-437im68-177974651.html>

**Public input sought
on housing plan**

KENOSHA — Public input on a regional housing plan is being sought at an open house from 4 to 6 p.m. Wednesday at the Job Center, 8600 Sheridan Road. A presentation begins at 5 p.m.

The Southeastern Wisconsin Regional Planning Commission is seeking input on its Regional Housing Plan for Southeastern Wisconsin. The preliminary plan includes draft recommendations to help provide affordable housing.

For more information, go to www.sewrpc.org.

GazetteXtra.com
November 14, 2012

SEWRPC holds public meeting in Elkhorn on boosting area's affordable housing

By Staff

Wednesday, Nov. 14, 2012

ELKHORN — If you build it, they will come.

The Southeastern Wisconsin Regional Planning Commission say more affordable housing in communities with big employers or those with clusters of industries will help build a local workforce. The agency is recommending municipalities in the seven-county region—including Walworth County—make plans to increase multi-family and single-family homes on smaller lots in its preliminary housing plan.

Among its details, the plan suggests municipalities with sewer service should provide development of single-family houses of less than 1,200 square feet on lots less than 10,000 square feet, and provide 10 multi-family housing units per acre.

Public meetings on the plan are being held in each county over the next four weeks. A meeting will be held in Elkhorn on Monday, Nov. 19, from 4 to 6 p.m. in the Community Room of Matheson Memorial Library and Community Center, 101 N. Wisconsin St.

Take a look at the housing plan update from SEWRPC.

Published at: <http://www.GazetteXtra.com/news/2012/nov/14/sewrpc-holds-public-meeting-elkhorn-boosting-areas/>

Regional Planning Commission to hold public meetings on preliminary housing plan

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has completed a draft housing plan for the seven county Southeastern Wisconsin Region. The preliminary recommendations of the draft plan are intended to address the findings of the extensive analyses conducted under the plan. Analyses included housing affordability in Southeastern Wisconsin and the balance between jobs and housing throughout the Region, the concentration of minority and low income populations in the Region, and the housing needs of the Region's population with disabilities. Meetings to present and obtain public comments on the preliminary plan recommendations will be held at several locations around the Region from November 13 through December 6. Previous public meetings were held in Spring 2009, to present and obtain public comments on the proposed scope of work for the plan, and in Fall 2011, to present information gathered and analyzed as part of the planning work and the findings of the analyses.

The following meetings have been scheduled in Milwaukee County:

• December 3 -- HeartLove Place, Bethel Empowerment Room, 3229 N. Dr. Martin

Luther King Jr. Drive, Milwaukee

• December 5 -- IndependenceFirst, 540 S. 1st Street, Milwaukee

• December 6 -- Tommy G. Thompson Youth Center, Wisconsin State Fair Park, 640 S. 84th Street, Milwaukee

The meetings will be held in an informal, "open house" format, from 4:00 to 6:00 p.m., with a presentation at 5:00 upon request. An opportunity to provide comments in a public hearing format will also be available between 4:00 and 6:00 p.m. at the meeting at State Fair Park on December 6. Written comments may be submitted until December 14. Public comments will be considered by the plan advisory committee and by the Regional Planning Commission prior to completion and adoption of the plan.

Housing affordability in the Region was identified as an issue early in the planning process. Over one-third of households in the Region spend more than 30 percent of their monthly income on housing, which exceeds the accepted standard for monthly housing costs. More than two-thirds of households that spend more than 30 percent of their income on housing have incomes below the Region median household income of \$53,879.



Over 187,000 households, or just under 24 percent of households in the Region, have incomes of less than \$27,000 per year, or less than 50 percent of the Region's median income. This income level is inadequate to afford decent multi-family housing at market (non-subsidized) rents. In 2011, there were 43,676 subsidized housing units and housing vouchers in the Region, or about 25 percent of the potential need. To address the need for subsidized housing, the preliminary plan recommends more Federal funding for additional housing vouchers to help very-low income households afford decent housing (housing that is adequately maintained; has adequate plumbing, cooking, and heating facilities; and has enough rooms for the

size of the household). The preliminary plan also recommends partnerships between government agencies and nonprofit or faith-based organizations to construct subsidized housing, and establishment of a housing trust fund for the Region to assist in the acquisition of land and the development of subsidized housing. Housing trust funds typically provide "gap" financing or funds to fill part or all of the gap remaining between the actual cost of producing housing and the amount raised after all other funding sources have been secured. For example, between its formation in 2006 and 2011, the Housing Trust Fund of the City of Milwaukee provided about \$3 million in grants and loans, which leveraged over \$62 million to help construct 421 affordable housing units.

Households with incomes between 50 and 80 percent of the Region median income would likely be able to afford higher-density multi-family housing at market-rate (non-subsidized) rents. About 16 percent of Region households fall within this income category. About 24 percent of the Region's households have incomes between 80 and 135 percent of the Region median income. Households in this income range would likely be able to afford market-rate multi-family rents or modest single-family housing. Modest single-family housing refers to homes of 1,200 square feet or less on lots of one-quarter acre (10,000 square feet) or smaller.

To help provide affordable housing options in communities throughout Southeastern Wisconsin, the preliminary plan recommends that all communities with sewer service, and particularly those communities with job centers, identify areas for the development of multi-family housing and modest single-family housing. The development of multi-family and modest single-family housing in communities with significant numbers of lower- or moderate-wage jobs is particularly important, to help ensure the availability of a workforce for the community's businesses and industries. Analyses conducted under the plan identified the balance between jobs and housing, by job wage and housing type and density, for each sub-area of the Region.

The development of additional multi-family housing in communities with sewer service throughout the Region would increase housing options for low-income households, many of whom are minorities, to live near major employment centers

and provide better access to job opportunities. It would also provide opportunities for minority and low-income households to live in areas with better schools and safer neighborhoods.

New multi-family housing in cities and villages throughout the Region will also increase the supply of housing for persons with disabilities. Federal and State laws require apartments on the ground floor of new multi-family buildings, and all apartments in new multi-family buildings with elevators, to provide zero-step entrances, wide doorways and halls, and other features that accommodate persons using wheelchairs. In 2010, about 169,000 households in the Region reported having a member with a disability. The current supply of accessible housing units, estimated to be about 62,000 units, is not adequate to meet the need.

A socio-economic impact analysis of the preliminary housing plan recommendations has also been conducted. The analysis identifies potential impacts of the plan on low-income and minority populations and persons with disabilities (environmental justice populations). Based on the analysis, all of the preliminary plan recommendations will have either a positive or a significantly positive impact on environmental justice populations. Information about the findings of the draft socio-economic impact (SEI) analysis will be available at the public meetings, and public comments on the SEI analysis may be provided until December 14.

The full schedule of public meetings and other information developed as part of the housing plan are available on the SEWRPC website at www.sewrpc.org/SEWRPC/housing.htm. Newsletters summarizing the housing plan and socio-economic impact analysis are also available on the website or can be requested by contacting SEWRPC staff at (262) 547-6721.

REGIONAL HOUSING PLAN

HAVE INPUT – ATTEND A PUBLIC MEETING

At the request of local government officials, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) has prepared a preliminary *Regional Housing Plan for Southeastern Wisconsin: 2032*. The preliminary plan includes recommendations to help provide housing that all residents can afford. Affordable housing near job centers and throughout Southeastern Wisconsin are key objectives.

Public meetings are scheduled to get **YOUR INPUT** on the preliminary recommendations of the regional housing plan and the findings of a draft socio-economic impact analysis of the preliminary recommendations. Persons may choose to attend any meeting they find convenient. Meetings will be in an "open house" format from 4:00 to 6:00 p.m. with staff available to answer questions, provide information, and receive comments. A presentation will be made at 5:00 upon request. Ideas and comments may be submitted anytime during the meetings.

The following meetings have been scheduled in Milwaukee County:

Date	Meeting Location
December 3, 2012	HeartLove Place, Bethel Empowerment Room 3229 N. Dr. Martin Luther King Jr. Drive, Milwaukee
December 5, 2012	IndependenceFirst 540 S. 1st Street, Milwaukee
December 6, 2012	Tommy G. Thompson Youth Center, Wisconsin State Fair Park 640 S. 84th Street, Milwaukee

The public meeting on December 6 at State Fair Park will also provide an opportunity for comment in public hearing format. The full meeting schedule and more information on the plan may be obtained from the Commission's website: www.sewrpc.org/SEWRPC/housing.htm, or by calling (262) 547-6721.

Persons needing disability-related accommodations are asked to contact the Commission offices at the phone number above or bmckay@sewrpc.org a minimum of three days in advance of the meeting date so that appropriate arrangements can be made. This may involve site access, mobility, materials review or interpretation, questions or comments, or other needs.

Written comments on the preliminary draft Regional Housing Plan may also be provided through December 14, 2012. To submit comments, view plan materials online, or to request a paper copy or ask questions, please contact:

Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1807
Waukesha, Wisconsin 53187-1807
Phone: 262-547-6721 Fax: 262-547-1103
www.sewrpc.org
e-mail: sewrpc@sewrpc.org

Regional housing plan nears completion

By DAVE RANK
Daily News Staff

An information session to help explain a new comprehensive analysis of housing needs in Southeast Wisconsin over the upcoming 20 years will be held next week in West Bend.

The Southeastern Wisconsin Regional Planning Commission will hold the public meeting from 4-6 p.m. Nov. 28 in the Washington County Public Agency Center, 333 E. Washington St.

The preliminary, updated regional housing plan addresses the availability, location and density of housing in the seven counties of Southeast Wisconsin and focuses on affordable housing for low- and moderate-income households, according to information released by SEWRPC.

Started in 2008, SEWRPC formed a 29-member Regional Housing Plan Advisory Committee to update the original Regional Housing Plan for Southeastern Wisconsin published in 1975.

Representing Washington County on the advisory committee are Linda Olson, director of the county's Aging and Disability Resource Center, and Gary Koppelberger, city administrator of Hartford.

The preliminary plan includes draft recommendations on providing housing all residents can afford. Affordable housing near job centers and throughout Southeast Wisconsin are key objectives.

The Regional Housing Plan for Southeastern Wisconsin: 2035 provides:

- Inventories and analyses of existing housing;
- A vision for housing objectives and standards;
- Housing recommendations;

Informational meeting

4-6 p.m. Wednesday
Room 1113 A-B, Washington
County Public Agency Center,
333 E. Washington St., West
Bend

For more information, call
(262) 547-6721, email: sewrpc@sewrpc.org, or visit
www.sewrpc.org/SEWRPC/housing.htm.

■ Recommendations to address: affordable and market-based housing, the region's subsidized housing stock, housing discrimination and accessible housing units for persons with disabilities.

Koppelberger said the update was needed so communities in the region could continue to access federal funding. "That's what drove it," he said.

"It's a comprehensive and thorough analysis of Southeast Wisconsin's housing needs," Olson said. "One of the objectives was to improve links between jobs and housing and public transportation."

Housing, especially affordable housing, needs to be accessible with major employment centers in the region, Olson said.

"Housing has an impact on economic development," he added.

Olson said the housing plan "is a tool for local communities to look at and determine what they can do."

SEWRPC works with Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington and Waukesha counties.

This is the third series of public meetings for the regional housing plan. Nine meetings are being held in November and December to provide for public review and input on the preliminary plan recommendations and the findings of the draft socio-economic impact analysis of the plan.

One seed sown this year that we hope takes root and grows in 2013 can be found in a housing study done by the Southeastern Wisconsin Regional Planning Commission. The preliminary study shows a significant lack of affordable housing - for low- and moderate-income families - in areas around Milwaukee County that have jobs for such families.

There are often hurdles to employment, whether it be training or a lack of mass transportation to get workers to jobs. But in some cases, as the SEWRPC study notes, it's a lack of affordable housing near the work.

This is not a question of social welfare. It's a question of economic development. If the region is to grow, it needs to do a better job of matching the skills of available workers with the jobs available - and then lowering those barriers to employment. That includes better transit and affordable housing - particularly outside of urban centers. SEWRPC's studies on transportation and housing offer a guide for making those improvements.

The housing study's 29-member Advisory Committee will be reviewing public comments and making final recommendations in the coming months. You can help by becoming part of the process and visiting [SEWRPC's website](#); offer your views and making sure municipal officials are paying attention.

Appendix E

SUMMARY OF PLANNERS' MEETING HELD DECEMBER 18, 2012

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Appendix E-1

MEMORANDUM AND AGENDA

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 •

TELEPHONE (262) 547-6721
FAX (262) 547-1103

Serving the Counties of:

KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA



MEMORANDUM

TO: County and Municipal Planners in Southeastern Wisconsin

FROM: Kenneth R. Yunker, Executive Director

DATE: December 3, 2012

SUBJECT: MEETING ON REGIONAL HOUSING PLAN AND JOB/HOUSING BALANCE ANALYSIS

Work on a new Regional Housing Plan for Southeastern Wisconsin is nearing completion. SEWRPC will host a meeting from 9:30 to 11:30 a.m. on Tuesday, December 18, 2012, to help familiarize planners in the Region with the preliminary recommendations of the plan, and to discuss the procedure and findings of a job/housing balance analysis conducted as part of the planning effort. A copy of the preliminary housing plan recommendations and a summary of the job/housing balance analysis are enclosed for your information.

An agenda for the meeting and a map showing the location of the Commission office are enclosed. Parking will be available in the Commission's auxiliary parking lot on the south side of Rockwood Drive. Please let us know if you plan to attend the meeting by contacting Nancy Anderson of the Commission staff at (262) 547-6722, extension 212, or at nanderson@sewrpc.org.

A recent newsletter, draft plan chapters, and other information about the housing plan are available on the SEWRPC website at <http://www.sewrpc.org/SEWRPC/Housing/CurrentRegionalHousingPlanUpdate.htm>. Please contact Ms. Anderson with any questions about the housing plan or the upcoming meeting.

We hope to see you on December 18.

KRY/NMA/lgh
00208331.DOC

Enclosures

Southeastern Wisconsin Regional Planning Commission

AGENDA

**REGIONAL HOUSING PLAN
PLANNERS' MEETING**

DATE: December 18, 2012

TIME: 9:30 a.m.
(Coffee and bagels will be available at 9:15)

PLACE: SEWRPC Offices
W239 N1812 Rockwood Drive
Waukesha, Wisconsin 53188
(see attached map)

AGENDA:

1. Welcome and introductions.
2. Brief overview of Regional Housing Plan and preliminary recommendations.
3. Description of job/housing balance analysis, findings, and recommendations.
4. Questions and comments about the Regional Housing Plan.
5. Brief update on other SEWRPC projects.
6. Adjournment.

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KRY/NMA
11/30/12

Appendix E-2

SUMMARY OF COMMENTS

PLANNERS' MEETING FOR REVIEW OF PRELIMINARY REGIONAL HOUSING PLAN DECEMBER 18, 2012

SUMMARY OF COMMENTS

1. Mr. Ertl asked if the job/housing balance analysis compared the number of jobs to the number of housing units in a community. Ms. Anderson responded that percentages of projected lower- and moderate- wage jobs were compared to the percentages of lower- and moderate-cost housing in the analysis, rather than comparing the projected number of jobs and housing units. In most cases the number of jobs exceeds the number of housing units in a sewerred community because the analysis does not include jobs and housing units located outside planned sewer service areas. Non-sewerred areas typically include a minimal number of jobs but many housing units, whose occupants often work at jobs located in a sewerred area. Housing units outside sewerred areas are typically single-family homes on large lots, and would fall into the higher-cost housing category. The analysis focused on sewerred areas because most of the jobs and lower- and moderate-cost housing units (multi-family and higher-density single-family housing) are located in sewerred areas, and the housing plan is primarily concerned with providing housing for lower- and moderate-income households. Ms. Anderson also noted that the data from all communities within a sub-area are combined and reported by sub-area, but information on the projected number of jobs and housing units by category is available for individual communities and will be provided upon request.
2. Mr. Kaniewski noted that older, existing homes are often more affordable than newer homes in a community, and suggested that the housing plan include a recommendation that local governments adopt property maintenance regulations and invest in the maintenance of infrastructure necessary to keep established neighborhoods strong and therefore maintain existing affordable housing.
3. Mr. Ertl expressed concern that in some cases areas with existing homes on smaller lots are being redeveloped to combine lots and construct larger and more expensive homes on what had been two or more small lots. Mr. Clinkenbeard noted that this practice occurs in many communities. Mr. Ertl suggested that the plan include a recommendation that would discourage this practice.
4. Mr. Ertl referred to preliminary recommendation No. 4 under Job/Housing Balance and expressed concern regarding any amendments to the State Tax Increment Financing (TIF) law. Mr. Yunker noted that this recommendation is one of 47 approved by the Regional Housing Plan Advisory Committee and, after a lengthy discussion, it was the only one that was not approved unanimously. He stated that some Committee members shared Mr. Ertl's concerns about amending State TIF law because TIF districts are seen as essential to economic development, job growth, and higher incomes. Other Committee members who supported this draft recommendation noted that they believed that the existing job/housing imbalances in the Region have been exacerbated by TIF districts, and communities with job/housing imbalances should be encouraged to consider and implement actions to address job/housing imbalances if they desired to pursue a new TIF district.
5. Mr. Clinkenbeard asked if any consideration had been given to addressing recommendations that were not unanimously approved by the Advisory Committee differently than the other recommendations. Mr. Yunker responded that all of the preliminary recommendations have been presented at a series of public meetings and that comments from the public meetings and this meeting would be documented in the record of public

comment for the plan. The record of public comment will be reviewed by the Advisory Committee at their next meeting and they will discuss possible revisions to the preliminary recommendations at that time. The next meeting is scheduled for January 23, 2013 in the Tommy Thompson Youth Center at State Fair Park. Ms. Anderson noted that the public comment period ended on December 14, 2012, but would be extended to December 21, 2012, for attendees of this meeting.

6. Mr. Ertl stated that an amendment to State TIF law that prohibits communities with a job/housing imbalance from creating new TIF districts would not result in well planned communities. Mr. Yunker noted that the preliminary recommendation does not prohibit a community with an imbalance from creating a new TIF district, but it would require the community to identify actions it would take to correct the imbalance. Mr. McKay noted that amending comprehensive plans or zoning ordinances to remove barriers to higher-density housing would be one means of addressing a job/housing imbalance.
7. Mr. Erickson noted that existing housing, which is often higher-density and therefore more affordable than newer housing in a community, should be considered in the job/housing balance analysis. Mr. Anderson replied that existing housing units were accounted for in the job/housing balance analysis, and were categorized based on structure type and existing density. She also noted that the Advisory Committee recognized that older housing is typically more affordable than newer housing, but that older housing stock often requires high costs to maintain, and/or may be in poor condition if not properly maintained, and that the Committee felt it was important that newer housing also be available for lower- and moderate-income households.
8. Mr. Gallo noted that in some cases developers impose deed restrictions and private covenants on subdivisions that require larger lots and home sizes than are required by local zoning regulations. Ms. Anderson responded that Recommendation 5a in the Affordable Housing section recommends that home builders and local governments limit the use of restrictive covenants that require masonry exteriors and home sizes larger than 1,100 square feet. Mr. Gallo stated that he did not believe local governments could restrict the use of private covenants, but could only discourage them.
9. Mr. Piotrowicz asked if the job numbers may be skewed upward in the analysis. Ms. Anderson responded that the number of jobs was determined by applying the standards from the year 2035 regional land use plan for the number of jobs per acre to the acres of planned commercial and industrial areas identified in each local comprehensive plan. Use of the regional standards may tend to over-estimate the number of jobs in suburban areas and under-estimate the number of jobs in central cities because the number of jobs per acre is typically higher in more densely developed areas. Communities conducting a more detailed job/housing balance analysis could use a standard for jobs per acre of commercial or industrial land based on existing or planned densities within the community. She also noted that the calculation of the total number of planned housing units within each community was based on the minimum lot sizes required by each community's zoning ordinance, and is therefore more community-specific than the regional standards used to determine the number of jobs that could be accommodated in each community.
10. Mr. Erickson referred to preliminary recommendation No. 10 under Subsidized and Tax Credit Housing and asked if specifics have been developed for partnerships in the proposed regional Housing Trust Fund for Southeastern Wisconsin (HTF-SW). Ms. Anderson responded that the general concept of a HTF-SW has been proposed by the Housing Trust Fund of the City of Milwaukee and likely would start with a merger between the existing Housing Trust Fund of the City of Milwaukee and the Milwaukee County Special Needs Housing Trust Fund, with hopes to expand to other communities, but specifics of partnerships have not been proposed.

(Note: The sign-in sheet for the planners' meeting is in Appendix B-1.)

MEETING PRESENTATION




A Regional Housing Plan for Southeastern Wisconsin: 2035



December 18, 2012

#208704v1 1



Regional Housing Plan

- **Guided by a 29-member Advisory Committee**

William R. Drew, Chairman	Executive Director, Milwaukee County Research Park and Commissioner, Southeastern Wisconsin Regional Planning Commission
Julie A. Anderson	Director, Racine County Department of Public Works and Development Services
David Cappon	Executive Director, Housing Authorities of the City and County of Waukesha
Michael P. Cotter	Director, Walworth County Land Use and Resource Management Department
Kalan R. Haywood, Sr.	President, Vanguard Group, Milwaukee
Joseph G. Heck, Jr.	Assistant Director (Retired), Racine Department of City Development
Rob Henken	President, Public Policy Forum, Milwaukee
Douglas J. Koehler	Planner, City of Waukesha
Gary Koppelman	City Administrator, City of Hartford
Jeffrey B. Labahn	Director, City of Kenosha
J. Scott Matthe	Department of Community Development and Inspections Senior Director, Government Affairs
George E. Melcher	Metropolitan Builders Association of Greater Milwaukee
Michael J. Murphy	Director, Kenosha County Planning and Development Department
Falamak Nourzad	Alderman, City of Milwaukee
Linda Olson	Principal, Continuum Architects + Planners, Milwaukee
Antonio M. Pérez	Director, Washington County Aging and Disability Resource Center
Brian Peters	Executive Director, Housing Authority of the City of Milwaukee
Kim Plache	Housing Policy Advocate, IndependenceFirst, Milwaukee and Member, SEWRPC Environmental Justice Task Force
Maria Priolella	Senior Community Relations Officer, Milwaukee Office of WHEDA
Welford Sanders	Redevelopment and Special Projects Manager, Milwaukee Department of City Development
Mary Kay Schleier	Executive Director, M.L. King Economic Development Corporation
Kori Schneider-Peragine	Associate Professor, Department of Sociology-Anthropology, University of Wisconsin-Parkside
Dale R. Shaver	Senior Administrator, Inclusive Communities Program, Metropolitan Milwaukee Fair Housing Council
Michael J. Soika	Director, Waukesha County Department of Parks and Land Use
Andrew T. Struck	Director, Milwaukee Successors
Marne J. Stuck	Director, Ozaukee County Planning and Parks Department
Scott Thistle	Governmental Affairs Director, Greater Milwaukee Association of Realtors
Rev. James C. Thomas	Principal, Halen Homes, Brookfield
John F. Weishan, Jr.	Retired, Board of Ezekiel Community Development Corporation Supervisor, Milwaukee County Board

2



Plan Status

- **Preliminary plan completed in September, plan chapters and other info on website (www.sewrpc.org)**
- **Draft socio-economic impact analysis (SEI) completed in October (also on website)**
- **Public meetings held November 13 – December 6**
- **Comment deadline 12/14; extended to 12/21 for communities attending meeting today**
- **The Advisory Committee will review public comments on the preliminary recommendations and SEI findings and make its final recommendations in early 2013**
- **The Regional Planning Commission will consider adoption of the plan following approval by the Advisory Committee (March 2013)**

3



Regional Housing Plan

Vision

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



4



Housing Affordability Findings

- **A generally-accepted standard recommends that a household spend no more than 30% of its income on housing costs (including rent, mortgage, taxes, insurance, and utilities)**
- **282,500 or 36% of Region households spend more than 30% of their income on housing**
 - **Two-thirds of these households are below the median household income of \$53,879**

5



Housing Affordability Findings

- **Subsidized housing need**
 - **Households with incomes less than 50% of the median income (less than \$26,940 per year)**
 - **187,000 or 24% of Region households**
- **Multi-family housing need**
 - **Households with incomes 50 to 80% of median income (\$26,940 to \$43,104 per year)**
 - **127,000 or 16% of Region households**
- **Modest single-family housing need**
 - **Households with incomes 80 to 135% of median income (\$43,104 to \$72,737 per year)**
 - **191,000 or 24% of Region households**



6



Subsidized and Tax Credit Housing Findings

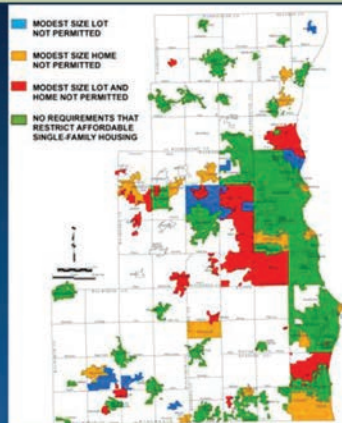
- **Significant unmet need**
 - Long waiting lists
 - About 46,000 subsidized units for 187,000 households
- **Funding and community opposition are obstacles**
- **Existing subsidized housing is concentrated in the Region's central cities, particularly family housing**



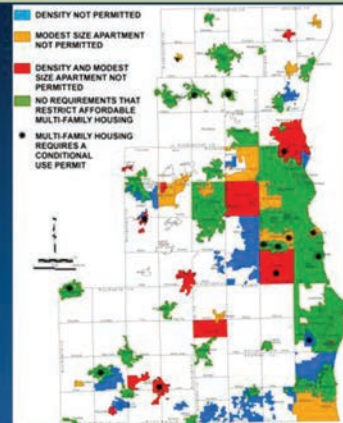
7



New Housing Development Findings



- **Zoning regulations and comprehensive plans in some communities discourage the development of modest single-family housing**

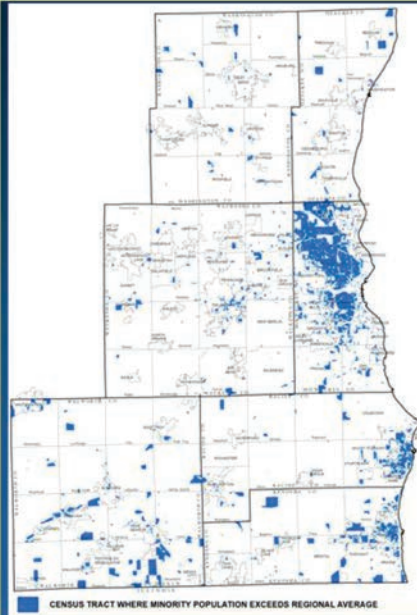


- **Zoning regulations and comprehensive plans in some communities discourage the development of modest multi-family housing**

8



Minority Population Distribution Findings

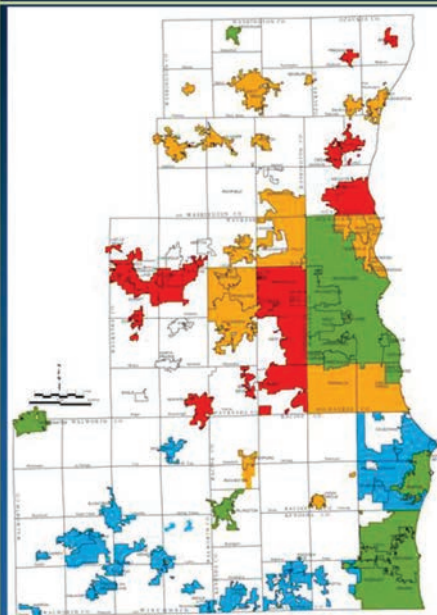


- **Minority population is concentrated in the Region's central cities**
- **African American and Hispanic household income is about 50 to 60% of White household income (2009)**
- **Additional multi-family housing and modest single-family housing in the Region's outlying communities could assist in addressing minority concentration in the Region**

9



Job/Housing Balance Findings

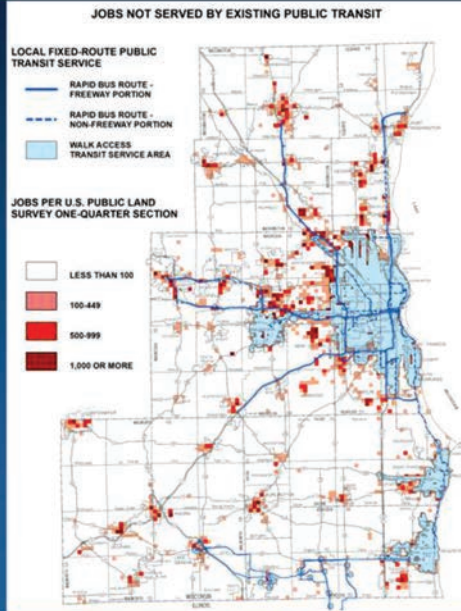


- SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
- SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
- SHORTAGE OF BOTH
- NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOBS

10



Employment-Housing-Transit Connections Findings



- **Significant expansion of public transit is necessary to connect jobs to existing affordable housing**
- **Recommended in Regional Transportation Plan**
- **Will require continued State funding and local dedicated funding**

11



Accessible Housing Findings

- **Demand for accessible housing exceeds, and will continue to exceed, supply**
- **Affordability is a particular concern**
 - **Median earnings of persons with disabilities is half that of persons without disabilities**
- **New multi-family housing will increase the supply of housing that is accessible and affordable**



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KEY PRELIMINARY PLAN RECOMMENDATIONS

AFFORDABLE HOUSING

- **Sewered communities should provide areas for the development of modest single-family and multi-family housing**
- **Reduce heavy reliance on property tax to fund schools and local government**
- **Reduce or waive impact fees for modest single- and multi-family housing**
- **Review community requirements for new housing that could reduce cost without compromising quality**
- **Conduct education and outreach efforts on the need for affordable housing**
- **Communities should extend TIF districts for one year to fund affordable housing, as permitted under current State law**

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KEY PRELIMINARY PLAN RECOMMENDATIONS

SUBSIDIZED AND TAX CREDIT HOUSING

- **Increase Federal funding**
- **HUD should modify their housing voucher program to encourage development of a regional program**
- **Establish a regional Housing Trust Fund to assist in the acquisition of land and development of affordable housing**
- **Communities with major employment centers should support LIHTC development**
- **Amend the Wisconsin Open Housing Law to recognize housing vouchers as a lawful source of income**

14



KEY PRELIMINARY PLAN RECOMMENDATIONS

FAIR HOUSING/OPPORTUNITY

- **Other plan recommendations will address fair housing/opportunity**
 - **Providing modest multi- and single-family housing**
 - **Addressing job/housing imbalance**
 - **Expanding subsidized and tax credit housing**
- **Implement programs to assist households moving to outlying areas with finding housing, jobs, and schools**

ACCESSIBLE HOUSING

- **Other plan recommendations will assist in addressing accessible housing needs, including expanded multi-family and subsidized/tax credit housing**

15



KEY PRELIMINARY PLAN RECOMMENDATIONS

HOUSING DEVELOPMENT PRACTICES

- **Provide for mixed uses and a variety of housing types and lot sizes in urban neighborhoods**
- **Promote infill development and the remediation and redevelopment of brownfield sites**
- **Encourage the use of green building methods and materials, particularly energy-efficient materials and construction practices.**

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KEY PRELIMINARY PLAN RECOMMENDATIONS

JOB/HOUSING BALANCE

- **Communities with sewer service located in a sub-area with a job/housing imbalance, per the regional housing plan, should conduct a more detailed job/housing balance analysis when the community comprehensive plan is updated.**
 - **If an imbalance is confirmed, the comprehensive plan and zoning ordinance should be changed to provide housing affordable for the workforce in the community.**
- **Public transit should be improved and expanded, per the regional transportation plan, to link jobs and affordable housing.**
- **A Statewide job/housing balance analysis should be conducted and considered in the award of economic development incentives, LIHTC, and the formation of TIF districts.**

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KEY PRELIMINARY PLAN RECOMMENDATIONS

JOB/HOUSING BALANCE

- **Amend State law to prohibit the creation of a new TIF district in a community with a job/housing imbalance, as determined through a Statewide job/housing balance analysis; unless the TIF district includes steps to reduce or eliminate the imbalance.**
- **To avoid formation of a TIF district that would create a job/housing imbalance, amend State law to require an analysis of wages likely to be paid by jobs created by a TIF and local housing costs.**
- **SEWRPC will provide results of its job/housing balance analysis and recommendations for addressing an identified imbalance to communities requesting an expansion of a sanitary sewer service area.**

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KEY PRELIMINARY PLAN RECOMMENDATIONS

JOB/HOUSING BALANCE

- **Expand and focus economic development, job training, and education in areas with a high percentage of low- and moderate-income households and high unemployment and under-employment.**
- **Revise selection criteria for transportation projects to be funded with CMAQ and STP- Milwaukee Urbanized Area funds, as part of the Transportation Improvement Program process, to consider job/housing balance and public transit.**
- **Encourage establishment of employer-assisted “walk to work” programs.**
- **The Wisconsin Department of Workforce Development should develop procedures to document the number and temporary housing needs of migrant agricultural workers.**

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Job/Housing Balance Analysis

- **Based on the land use elements and maps adopted as part of comprehensive plans.**
- **Limited to cities, towns, and villages with sanitary sewer service.**
- **Results reported by sub-area (areas with concentrations of commercial and industrial land uses and typically linked by a school district or other similarities).**

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Job/Housing Balance Analysis-continued

- Areas designated for residential use on land use plan maps were identified and categorized by density and/or structure type, using descriptions in comp plans and/or zoning ordinances.
- **Housing cost categories were based on densities and housing types:**
 - Densities of less than 6,000 square feet per housing unit or areas for multi-family development are considered lower-cost housing.
 - Densities 6,000 to 10,000 square feet per housing unit are considered moderate-cost housing.
 - Densities of more than 10,000 square feet per housing unit are considered higher-cost housing.

Potential Community Refinement: Use housing value data from local assessor rather than structure type and density to determine housing costs.

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Job/Housing Balance Analysis-continued

- Residential areas on land use plan maps were adjusted to subtract areas of existing development (using year 2000 land use inventory), environmental corridors, wetlands, and floodplains.
- Resulting “incremental” residential areas were further adjusted to subtract a percentage for future streets.
- The number of additional housing units that could be developed was determined based on the maximum number of units that would be permitted in the highest-density zoning district consistent with the land use plan category.
- The number of housing units in the year 2000 and units developed between 2000 and 2010 were added to the estimated increase between 2010 and 2035.

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Job/Housing Balance Analysis-continued

- Areas designated for commercial, industrial, and governmental and institutional on land use plan maps were identified.
- Acres of commercial, industrial, and institutional areas on land use plan maps were adjusted to subtract areas of existing development (using year 2000 land use inventory), environmental corridors, wetlands, and floodplains.
- Standards from the regional land use plan for the number of acres per 100 jobs were used to determine the number of additional jobs (2000 to 2035) that could be accommodated in areas designated for commercial and industrial use. Existing ratios were used for institutional areas.

Potential Community Refinement: Use existing ratios of jobs per acre of commercial, industrial, and institutional development in the community, or develop standards for anticipated new development in the community.

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Job/Housing Balance Analysis-continued

- The number of jobs in 2000 were added to the estimated number of additional jobs that could be accommodated between 2000 and 2035, and summed for each sub-area.
- The average annual wage by industry type (Table 12) in each county was compared to the low/moderate/high income ranges in each county (shown on Table 13) to determine the wage category for each industry type in a sub-area (Table 11).
- Using the percentages in Table 11, the number of low/moderate/high wage jobs was determined for each sub-area. It was assumed the percentage distribution would be the same in 2035 as in 2010.
- The number and percentage of jobs in each wage category and the number and percentage of housing units in each cost category were calculated. Results are shown on Tables 1 through 7.

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Job/Housing Balance Analysis-continued

Potential Community Refinement: Prepare job/housing balance analysis based on individual community. Analysis could focus on housing for low- and moderate-wage jobs, since higher-cost housing is generally plentiful.

Potential measures to address a confirmed job/housing imbalance:

- **Increase permitted housing densities and decrease housing unit size requirements.**
- **Encourage development of LIHTC housing and/or partner with non-profit agency to develop affordable housing.**
- **Participate in a housing trust fund.**
- **Extend TIF districts for one year.**
- **Community ideas.**

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Appendix F

**LETTER TO ENVIRONMENTAL JUSTICE ORGANIZATIONS
REGARDING PRELIMINARY PLAN AND PUBLIC MEETING SCHEDULE**

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Appendix F

LETTER TO ENVIRONMENTAL JUSTICE ORGANIZATIONS REGARDING PRELIMINARY PLAN AND PUBLIC MEETING SCHEDULE

October 31, 2012

Ms. Yolanda Adams, Director
Urban League of Racine & Kenosha
718 N. Memorial Drive
Racine, WI 53404

Dear Ms. Adams,

The time has come for public review of the preliminary recommendations of the regional housing plan. The key objective of the plan is to provide affordable housing throughout Southeastern Wisconsin, particularly near job centers.

Regional Housing Plan Public Meetings

A public meeting schedule, running from November 13 through December 6, is shown in the enclosed Brochure 4, *Year 2035 Regional Housing Plan for Southeastern Wisconsin, October 2012*. The brochure also summarizes key findings and recommendations of the preliminary plan. We hope that you will be able to attend one of the public meetings near you this fall. Comments can be provided at a public meeting, as well as through December 14, 2012, by U.S. Mail, fax, email, or the Southeastern Wisconsin Regional Planning Commission (SEWRPC) website at www.sewrpc.org/SEWRPC/Housing.htm.

Also to be presented at the public meetings for comment is a socio-economic impact analysis by UW-Milwaukee's Center for Economic Development regarding the preliminary regional housing plan recommendations. This analysis was undertaken to determine the potential effects—whether positive or negative—on minority and low-income populations and persons with disabilities. The enclosed summary, *October 2012, Socio-Economic Impact Analysis of SEWRPC's Regional Housing Plan*, provides further detail, as does the UW-Milwaukee website at www4.uwm.edu/ced/sewrpc/index.cfm.

Individual Organization Meeting

We would again like to encourage an individual meeting with our staff coming to your location to discuss the housing plan recommendations and the UW-Milwaukee analysis. Such a meeting could range from a one-on-one session with you, to a small group meeting with your staff or a board, to a larger event involving constituents. These options may permit a personal and more localized discussion, if helpful.

The SEWRPC website contains much information and numerous resources related to the regional housing plan, including a one-page public meeting announcement on our home page, which we can send to you as a pdf file or in multiple hard copies to share with others. As well, a 12-page newsletter is available which was recently posted to provide more background on the preliminary plan findings and recommendations.

If you have any questions, or want to schedule a meeting, please feel free to contact either me or Gary Korb at the Commission offices, 262-547-6721, sadams@sewrpc.org or gkorb@sewrpc.org.

Thank you.

Sincerely,

Stephen P. Adams
Public Involvement and Outreach Manager

Enclosures

SPA/GKK/lgh/dad
#207812

Letter dated October 31, 2012 was mailed to the following organizations:

- African American Chamber of Commerce
- American Indian Chamber of Commerce
- Association for Rights of Citizens with Handicaps
- Aurora Family Service
- Avenues West Association
- Black Health Coalition of Wisconsin, Inc.
- Business Council
- Catholic Charities
- Children's Health Education Center
- CNI/Fondy/North Business Association
- Community Brainstorming Forum
- Congregations United to Serve Humanity
- Council for the Spanish Speaking
- Employment and Career Resource Room
- Esperanza Unida
- George Bray Neighborhood Center
- Goodwill Industries of Southeastern Wisconsin
- Granville-Brown Deer Chamber
- Groundwork Milwaukee
- Halifax Institute African American Leadership Effort
- Harambee Ombudsman Project, Inc.
- Hire Center
- Hispanic Chamber of Commerce
- Hispanic Roundtable
- Hmong American Friendship Association
- Independence*First*
- Inner City Redevelopment Corporation
- Interfaith Conference
- Journey House
- Kenosha County Job Center
- La Casa de Esperanza

- La Causa
- Lao Family Community
- Layton Boulevard West Neighbors
- Merrill Park Neighborhood Association
- Metropolitan Milwaukee Fair Housing Council
- Milwaukee Area Workforce Investment Board
- Milwaukee Branch NAAACP
- Milwaukee Careers Cooperative
- Milwaukee County Job Center (several locations)
- Milwaukee Inncity Congregations Allied for Hope
- Milwaukee Urban League
- National Association of Minority Contractors, Wisconsin Chapter
- Neighborhood Watch of Racine
- North Avenue Community Development Corporation
- North Avenue Marketplace Business Improvement District
- Northeast Milwaukee communities area
- Potawatomi Bingo Casino
- Primera Iglesia Luterana
- Racine/Kenosha Community Action Agency
- Racine/Kenosha Economic Inclusion Coalition
- Racine County Workforce Development Center
- Racine Interfaith Coalition
- Repairers of the Breach
- Riverwest Neighborhood Association
- Riverworks Development Corporation
- Sherman Park Community Association
- Social Development Commission
- Southside Organizing Committee
- Spanish Center of Southeastern Wisconsin
- The 30th Street Industrial Corridor Corp.
- The Salvation Army of Greater Milwaukee
- The Salvation Army/Kenosha
- The Salvation Army/Racine

- United Community Center
- United Indians of Milwaukee
- United Migrant Opportunity Services
- United Way Affiliated Entities Within the Southeastern Wisconsin Region
- Urban Economic Development Association
- Urban League of Racine and Kenosha
- Walnut Way Conservation Corporation
- Walworth County Job Center
- Washington Heights Neighborhood Association
- Washington Park Senior Center
- West North Avenue Advancement Association
- Workforce Development Center- Washington County
- Wisconsin Minority Business Opportunity Center
- Wisconsin Regional Training Partnership
- 16th Street Community Health Center
- 9 to 5 National Association of Working Women