



YEAR 2035 REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN

NEWSLETTER 1

APRIL 2009

EXECUTIVE SUMMARY

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has begun preparation of a housing plan for the seven-county Southeastern Wisconsin Region. The plan will address the availability, distribution, and density of housing, including the relationship between jobs and affordable housing. The housing planning work will include inventories and analyses of existing housing; the development of a vision for housing in the Region, expressed in terms of housing objectives and standards; and the preparation of housing recommendations intended to achieve those objectives and standards. The recommendations will address affordable, market-based housing; the Region's subsidized housing stock; housing discrimination; and accessible housing units for persons with disabilities.

This newsletter is the first in a series intended to promote informed public debate about housing needs in the Region, and to provide notification of plan preparation progress and opportunities for public input. This issue presents information regarding the following:

- An initial series of public meetings scheduled in May and June 2009, and additional opportunities for public involvement.
- The Regional Housing Plan Advisory Committee.
- What is SEWRPC?
- An overview of the planning process.

OPPORTUNITIES FOR PUBLIC INVOLVEMENT

The public participation goal is to provide a range of opportunities for members of the public to become engaged in preparation of the regional housing plan. Newsletters will be distributed throughout the planning process, and will provide updates on plan progress and information regarding public meetings. A portion of the SEWRPC website, at www.sewrpc.org/housingplan, has also been dedicated to the regional housing plan and will provide:

- Background information regarding the plan.

INITIAL SERIES OF PUBLIC MEETINGS

A series of public informational meetings has been scheduled throughout Southeastern Wisconsin in May and June of 2009 to obtain input for the plan. The purpose of these meetings is to brief residents of the Region on the draft regional housing plan scope of work and to provide an opportunity for early comment on the planning process. Persons may choose to attend any of the meetings they find most convenient. Commission staff will be available in an "open house" format from 4:30 p.m. to 6:30 p.m. to individually answer questions and provide information. A brief presentation will be made at 5:30 p.m. Ideas and comments may be submitted anytime during the meetings. Dates and locations are provided below:

Date	Location
May 18, 2009	HeartLove Place Bethel/Enpowerment Rooms 3229 N. Dr. Martin Luther King, Jr. Drive Milwaukee
May 19, 2009	United Community Center Café el Sol Conference Room 2 1028 S. 9th Street, Milwaukee
May 20, 2009	Wauwatosa Public Library Firefly Room 7635 W. North Avenue, Wauwatosa
June 3, 2009	Waukesha Rotary Building Frame Park 1150 Baxter Street, Waukesha
June 9, 2009	Walworth County Government Center Old County Board Room 100 W. Walworth Street, Elkhorn
June 10, 2009	Ozaukee County Administration Center Auditorium 121 W. Main Street, Port Washington
June 15, 2009	Kenosha County Job Center GTC Class Room 8600 Sheridan Road, Kenosha
June 16, 2009	Gateway Burlington Center Room 100 496 McCanna Parkway, Burlington
June 17, 2009	Racine Gateway Technical College Michigan Room 1001 Main Street, Racine
June 22, 2009	Washington County Public Agency Center Rooms 1113 A-B 333 E. Washington Street, West Bend

Following these meetings, a record of public comments will be assembled and provided to the Regional Housing Plan Advisory Committee and to the Commission to enable preparation of a final scope of work. In addition to providing ideas and comments at the public meetings, residents may also forward them through June 22, 2009, via U.S. Mail, fax, e-mail, and the SEWRPC Website (contact information is on the last page of this newsletter).

Persons with special needs are asked to contact the Commission offices at (262) 547-6721 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.

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- Notice of Advisory Committee meetings.
 - Advisory Committee meeting materials such as agendas, minutes, and presentations.
 - Summary materials, including newsletters.
 - Draft chapters of the plan report.
 - Contact information.
 - A means to submit comments regarding the regional housing plan.
 - A record of public comments regarding the regional housing plan.

Public meetings will also be used to inform the public about the housing plan and obtain public input. The first series of public meetings is outlined on page 1 of this newsletter. At least two more series of public meetings will be held. The second series is intended to enable discussion on initial data and findings and solicit suggestions for potential actions. A third series will be held to review alternative and preliminary plan recommendations. Future public meetings will coincide with the release of newsletters and cover the same topics. Upcoming public meetings will be publicized through news releases and on the SEWRPC website. Commission staff will also provide briefings or presentations regarding the regional housing plan to all interested groups, including government agencies, housing advocacy groups, and individuals upon request.

The Commission will actively conduct outreach to provide information to, and receive comments from, low income and minority groups and organizations. A list of organizations is maintained by SEWRPC for the purpose of facilitating such outreach and will be consulted in an effort to publicize regional housing plan public meetings. A number of public meetings will be held at locations in and near concentrations of low income and minority populations. The locations will be accessible by local public transit systems.

THE REGIONAL HOUSING PLAN ADVISORY COMMITTEE

Preparation of the regional housing plan will be conducted by SEWRPC staff under the guidance of the 30-member Regional Housing Plan Advisory Committee (see page 3 for Committee membership). The committee consists of members appointed by the Regional Planning Commission from groups representing housing advocacy organizations; local, county, State, and Federal government agencies; housing production professionals; and research and policy organizations and institutions. The Advisory Committee is intended to promote intergovernmental and interagency coordination, and to serve as a direct liaison between SEWRPC and the government agencies and housing advocacy groups directly responsible for implementing the recommendations of the plan, in addition to providing oversight to the planning process. The first Committee meeting was held in March 2009. Committee meetings will typically be held every other month during the planning process.

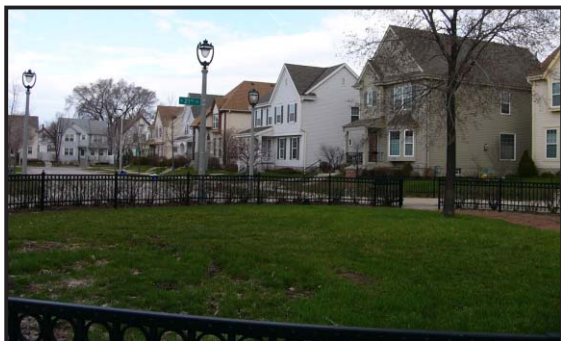
SEWRPC will also work with the Environmental Justice Task Force (EJTF) to obtain input on the housing plan (see page 4 for Task Force membership). The EJTF is an advisory body formed by SEWRPC to enhance the consideration and integration of environmental justice in all regional plans, helping to assure that low-income and minority groups receive a proportionate share of benefits, and do not experience a disproportionate share of adverse impacts. Towards this end, the EJTF will be given an opportunity to review and comment on materials as they are produced throughout the duration of the planning process. Any comments, suggestions, and recommendations that the EJTF may have will be regularly reported to the Regional Housing Plan Advisory Committee for their consideration.

WHAT IS SEWRPC?

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) was established in 1960 as the areawide planning agency for the Southeastern Wisconsin Region. SEWRPC serves Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties. SEWRPC was created to provide the basic information and planning services necessary to solve problems that transcend the corporate boundaries and fiscal capabilities of the local units of government in the Region. SEWRPC provides a regional planning approach to public works systems such as transit, highways, sewerage, water supply, and park and open space facilities and environmental issues such as changing land use, flooding, air and water pollution, and protection of natural resources.

SEWRPC REGIONAL HOUSING PLAN ADVISORY COMMITTEE

- William R. Drew, ChairmanSEWRPC Commissioner
- Julie AndersonPlanning Director, Racine County Planning and Development
- David Cappon.....Executive Director, City of Waukesha Housing Authority
- Michael Cotter.....Director, Land Use & Resource Management, Walworth County
- Damon DorseyOwner, The Dorsey Group, Milwaukee
- Joe HeckAssistant Director, Racine Department of City Development
- Rob Henken.....President, Public Policy Forum, Milwaukee
- Michael HoeftCity Planner, City of Waukesha
- Gary KoppelbergerCity Administrator, City of Hartford
- Jeff Labahn.....Director of City Development, City of Kenosha
- J. Scott MathieVice President of Government Affairs,
Metropolitan Builders Association, Pewaukee
- George E. MelcherDirector, Kenosha County Planning and Development
- Michael MurphyAlderman, City of Milwaukee
- Falamak NourzadPrincipal, Continuum Architects & Planners, Milwaukee
- Linda Olson.....Director of Aging and Disability
Resource Center, Washington County
- Antonio M. Pérez.....Executive Director, City of Milwaukee Housing Authority
- Brian Peters.....Housing Policy Advocate, IndependenceFirst;
Member of EJTF, Milwaukee
- Kim PlacheMilwaukee Office of WHEDA
- Maria PriolettaHousing Development Director, Milwaukee
Department of City Development
- Matrio “Marty” ReedShorewest Realtors, Milwaukee
- Delbert F. Reynolds.....Field Office Director, Housing and Urban Development
- Welford SandersExecutive Director, M.L. King Economic
Development Corporation
- Mary Kay SchleiterAssociate Professor, Department of Sociology-Anthropology,
University of Wisconsin-Parkside
- Kori Schneider-PeragineSenior Administrator, Metropolitan Milwaukee Fair Housing Council
- Dale R. ShaverDirector, Waukesha County Department of Parks and Land Use
- Michael J. SoikaExecutive Director, YMCA Urban Campus, Milwaukee
- Andrew T. Struck.....Director of Planning and Parks, Ozaukee County
- Scott ThistlePresident, Brookstone Home Builders, Waukesha
- Rev. James C. Thomas.....Retired, Board of Ezekiel Community
Development Corporation
- John F. Weishan, Jr.Supervisor, Milwaukee County Board



Source: SEWRPC.



Source: UW-Extension Kenosha County.

SEWRPC ENVIRONMENTAL JUSTICE TASK FORCE

Adelene Greene, Chair	Commissioner, Southeastern Wisconsin Regional Planning Commission; Director of Workforce Development, Kenosha County
Ness Flores	Attorney, Flores & Reyes Law Offices
Joette Heckenbach	COPE Services
Nancy Holmlund	WISDOM Interfaith Coalition
Darryl Johnson	Executive Director, Riverworks Development Corporation
Lo Neng Kiatoukaysy	Executive Director, Hmong-American Friendship Association
Gary Koppelberger	City Administrator, City of Hartford
N. Lynnette McNeely	Attorney, Law Offices of Thomas J. Awen; NAACP
Larry Moore	Community Partnership Coordinator, City of Milwaukee Housing Authority
Brian Peters	Housing Policy Advocate, Independence <i>First</i>
Guadalupe "Wally" Rendon	Member Education/Outreach Representative, Racine Educator's Credit Union; former Racine Police Officer
Yolanda Santos Adams	Director, League of United Latin American Citizens
Jackie Schellinger	Indian Community School
Theresa Schuerman	Walworth County Bilingual Migrant Worker Outreach
Willie Wade	Alderman, City of Milwaukee

Since its creation, SEWRPC has prepared a number of Region-wide plan elements that together form a comprehensive plan for the physical development of the Region. SEWRPC has recently updated several elements of the Region-wide comprehensive plan to a design year of 2035, including the regional land use and transportation system plans. An updated housing plan will serve as an additional plan element of the comprehensive plan for the Region.

PLANNING PROCESS

It is envisioned that the regional housing planning process will include the following 11 steps:

Step 1: Definition of the Housing Problem

Definition of the housing problem in the Region will provide a framework for the data collection and analyses required to quantify the problem and develop recommendations intended to address the problem. It may be expected that the housing problem definition will include the following factors:

- The imbalance between jobs and housing in the Region, particularly with respect to the existence of an adequate supply of affordable housing stock near new employment centers.
- The challenges faced in sustaining the present supply of subsidized housing stock.
- The need for accessible housing to accommodate persons with disabilities.
- Housing discrimination.

Step 2: Articulation of a Regional Housing Vision

The vision is intended to express the desired future housing expectations and goals for the Region. Housing objectives, principles, and standards will be prepared to quantify targets towards the attainment of the regional housing vision.

Step 3: Definition of Affordable Housing

A review of present definitions of affordable housing used in the housing planning field will be made, including the definition used by the U.S. Department of Housing and Urban Development (HUD), which administers a number of funding programs for housing. The end result of the review will be an agreed upon definition of the term “affordable housing” for use in the regional housing plan.

Step 4: Determination of Sub-regional Housing Analysis Areas

The Region presently consists of seven counties and 146 individual municipalities that are either cities, villages, or towns. The delineation of analysis areas will be related to clusters of existing and anticipated urban development and employment centers. The intent is to identify logical combinations of municipalities to permit a reasonable number of sub-regional housing analyses to be undertaken to assess the availability of affordable housing near job centers and the availability of public transit linking affordable housing with job centers.

Step 5: Analyses Relating to the Provision of Market-Based Housing

- Analyses will be made of trends in development densities over time. These analyses will be structured by residential building type including single-family and multi-family. Analyses will also be made of the existing housing stock by housing type within sub-regional areas and local housing mix policies.
- Analyses will be made of the significant factors affecting the cost of housing, including land, building, site improvements, and regulatory costs. An analysis will also be made of the cost of providing community services by residential development type. This analysis is intended to address a common perception that higher density multi-family housing carries a substantially higher community cost burden, borne by property taxes, than does lower density single-family development.
- The location and density of housing foreclosure activity in the Region will be analyzed based on available data. The envisioned outcome of the analysis will be to determine if various sub-groups of the regional population have been more adversely affected by foreclosures than others.

Step 6: Analyses Relating the Job/Housing Imbalance

- Demographic and employment profiles will be prepared for each sub-regional analysis area, including commuting patterns. An analysis will also be undertaken relative to the relationship between market housing costs and salary and wage rates in each sub-regional area to develop housing affordability ratios. The costs of transportation to work will be included as part of the analysis. The availability of good public transit may permit a household to reduce its expenditures for transportation and increase its expenditures for housing.
- An analysis will be made of the existing affordable housing stock within each sub-regional analysis area. This will include an assessment of the extent to which such stock is adequate to meet the demand for affordable



Source: SEWRPC.

housing in that area as evidenced in part by those individuals employed within the area.

- An analysis will be undertaken in an attempt to determine the extent to which a lack of affordable housing in a given sub-regional area may impact economic development efforts and the possible economic benefits of developing new affordable housing in a given sub-area. Conversely, the need for additional economic development and workforce education in sub-areas that have affordable housing but lack employment opportunities will be documented.

Step 7: Housing Discrimination Analysis

- Federal and State housing laws make housing discrimination illegal against any individual in a protected class. Protected classes include race, color, sex, national origin/ancestry, religion, age, disability/handicap, marital status, lawful source of income, sexual orientation, and family status. These laws also address a wide range of unlawful housing actions ranging from refusing to rent, sell, insure, construct, or finance housing to printing, publishing, or displaying advertisements or notices that indicate a preference affecting a protected class. The extent of reported housing discrimination will be ascertained and reported with the purpose of informing and educating local officials and the public on the amount of illegal housing discrimination activities that occur and to reinforce the intent of the laws. Information that will be studied to facilitate this analysis includes demographic data regarding population and housing, mortgage and rehabilitation lending patterns by race and ethnic group; availability of accessible housing stock for persons with disabilities; the results of any available fair housing testing; occupancy requirements that limit housing for families with children or group homes, such as community based residential facilities (CBRF); and geographic patterns related to Federal government housing vouchers and assisted living facilities.
- An analysis will be undertaken on the extent to which local land use controls may operate to discriminate against sub-groups of the Regional population. Additional analyses will be undertaken to determine if local land use controls and enforcement policies have a disparate impact on the availability of housing within certain communities. Legal requirements regarding the furthering of fair housing practices for communities receiving various Federal funds, such as Community Development Block Grant (CDBG) funds, will also be reviewed as part of the analysis.



Source: SEWRPC.



Source: SEWRPC.

Step 8: Accessible Housing Analysis

An analysis will be undertaken to identify existing accessible housing and estimate additional accessible housing units required to meet the needs of persons with disabilities. Construction practices that increase the number of new accessible housing units, such as universal design and visitability, will also be analyzed. Additional analyses will be undertaken to determine if there is an adequate supply of accessible housing units for individuals with special needs that are not necessarily physical disabilities.

Step 9: Subsidized Housing Analysis

- An inventory will be undertaken relative to the number and geographic distribution of existing subsidized housing units of various types, including the form of subsidy.
- Past actions and location decisions relative to the type, amount, and location of subsidized housing units will be analyzed to determine the impact of those decisions. Conclusions will be drawn as to what lessons have been learned in locating various types of subsidized housing units.
- There are concerns about possible growing problems associated with extending the life of certain types of existing subsidized housing. These problems include the phasing out of subsidized payments, the general aging and deterioration of that stock, and the effects of changes in building management and ownership. This issue will be analyzed as part of the plan.

Step 10: Review of Best Housing Practices

Best housing practices in the Region, State, and Nation will be reviewed and documented. The focus of the review will be on fair-share programs, land use control practices, community development programs, “green” or “sustainable” building practices, urban design and neighborhood safety, and non-profit organization practices and will extend to include local case studies of successful efforts in the Region.

Step 11: Housing Recommendations

A series of recommendations to address the multiple aspects of the regional housing problem will be set forth as part of the plan. The recommendations will be addressed primarily to local and State elected officials and will focus on activities aimed at:

- Improving the provision of affordable, market-based housing.
- Strengthening the Region's stock of subsidized housing.
- Reducing housing discrimination activities.
- Providing adequate numbers of accessible housing units.
- A recommended monitoring system.



Source: Washington County Planning and Parks Department.

SOCIO-ECONOMIC IMPACT ANALYSIS

A socio-economic impact analysis will be performed on the preliminary regional housing plan to assess the social and economic impacts of the preliminary plan on the Region, and particularly on the Region's minority and low-income populations. The findings of the socio-economic impact analysis will be considered by the Regional Housing Plan Advisory Committee before its approval of a final regional housing plan and adoption of a plan by the Regional Planning Commission.

SCHEDULE

Preparation of the regional housing plan is expected to take about two years, with completion of a draft plan in the summer of 2011. The plan report is anticipated to be organized into the following chapters, which generally correspond to the 11 steps in the planning process:

- Chapter I: Introduction (March – April 2009)
- Chapter II: Housing Objectives, Standards, and Principles (May – June 2009)
- Chapter III: Plans and Programs that Impact Housing in the Region (July – August 2009)
- Chapter IV: Market-Based Housing (September 2009 – January 2010)
 - Part I: Permitted Development Densities and Inventory of Available Housing Stock
 - Part II: Housing Development Costs Analysis
 - Part III: Costs of Community Services Analysis
 - Part IV: Housing Foreclosure Activity in the Region
- Chapter V: Job/Housing Balance (February – July 2010)
 - Part I: Demographic and Employment Characteristics
 - Part II: Housing Costs and Availability
 - Part III: Existing and Projected Market-Based and Affordable Housing Need
 - Part IV: Affordable Housing and Economic Development
- Chapter VI: Housing Discrimination (August – September 2010)
- Chapter VII: Accessible Housing (October – November 2010)
- Chapter VIII: Subsidized Housing (December 2010 – January 2011)
 - Part I: Number and Distribution of Subsidized Housing Units
 - Part II: Historical Perspective/Lessons Learned
 - Part III: Problems with Extending the Life of Subsidized Housing Units
- Chapter IX: Best Housing Practices (February – March 2011)
- Chapter X: Recommended Housing Plan for the Region (April – July 2011)
 - Part I: Recommended Plan
 - Part II: Implementation
 - Part III: Socio-Economic Impact Analysis
- Chapter XI: Summary (August 2011)



Source: SEWRPC.

CONTACT INFORMATION

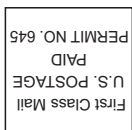
Contact information to submit a comment, obtain additional information, or request a briefing:

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This newsletter was mailed directly to a list of individuals and organizations that have expressed interest in receiving such information. If you did not receive this newsletter directly, and 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:

Executive Summary	p. 1
Opportunities for Public Involvement	p. 1
The Regional Housing Plan Advisory Committee	p. 2
What is SEWRPC?	p. 2
Planning Process	p. 4
Socio-Economic Impact Analysis	p. 7
Schedule	p. 7



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