



Attachment 5

Regional Housing Plan Advisory Committee Meeting



March 5, 2009

#144004 v1

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Agenda Item 2

*Overview of the Southeastern
Wisconsin Regional Planning Commission*

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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.
- Planning guided by intergovernmental advisory committees and developed in cooperation with 146 municipalities and the seven counties.



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The SEWRPC Region

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



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SEWRPC Organization

- *Commission consists of 21 members*
 - *Three from each of seven counties*
 - *One appointed by County Executive; by custom a County Supervisor*
 - *Two appointed by Governor, one from a County Board supplied list; can be local elected officials or private sector representatives*

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SEWRPC Regional Plans

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

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Agenda Item 3

Role of the Advisory Committee

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Role of SEWRPC Advisory Committees

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

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Agenda Item 4

Review of Regional Housing Plan Scope of Work

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Regional Housing Plan Scope of Work – Background

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

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Regional Housing Plan Scope of Work – Background

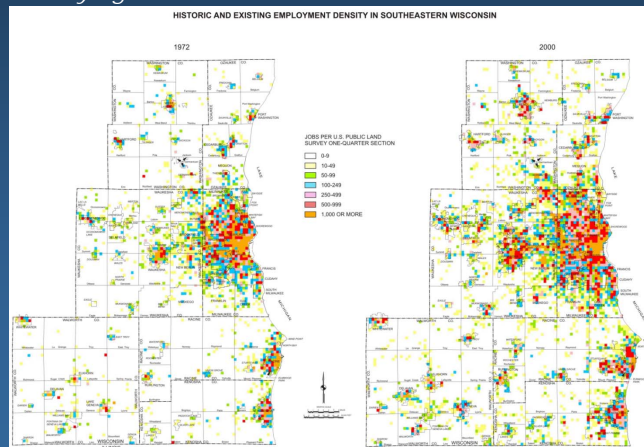
- Suggestions that the Commission resume regional housing planning were received during the latest update of the regional land use and transportation plans, completed in 2006
- Agreement was reached with Federal and State transportation program managers that housing planning activities would be eligible for Federal and State funding through inclusion in the land use/transportation work program of the Commission

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Regional Housing Plan – Background Data

- Changes in employment density
 - Significant increases in employment in outlying parts of the Region's urbanized areas and in the Region's outlying communities

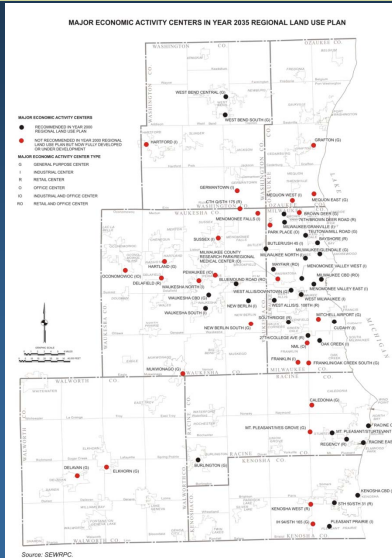


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Regional Housing Plan – Background Data

- Many of the Region's outlying major employment centers were not originally recommended in the Commission's Regional Land Use Plans

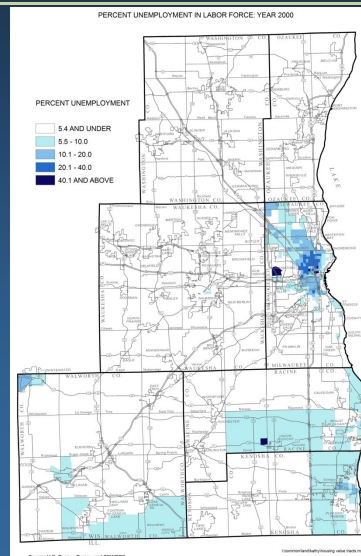


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Regional Housing Plan – Background Data

- Unemployment is largely concentrated in the Region's central cities: Milwaukee, Racine, and Kenosha

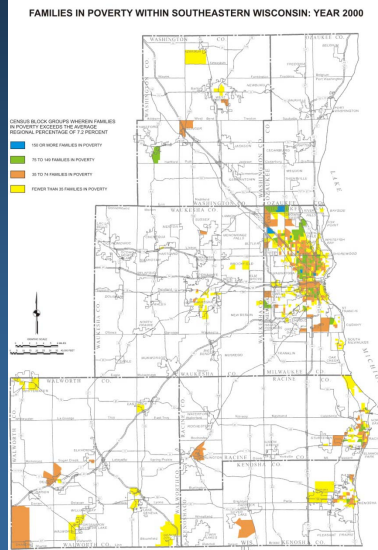


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Regional Housing Plan – Background Data

- Families experiencing poverty are largely concentrated in the Region's central cities

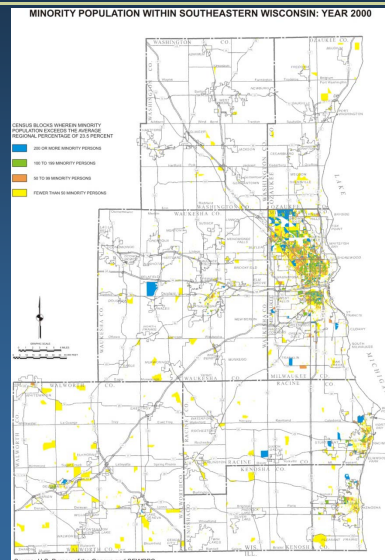


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Regional Housing Plan – Background Data

- The minority population of the Region is largely concentrated in the Region's three central cities

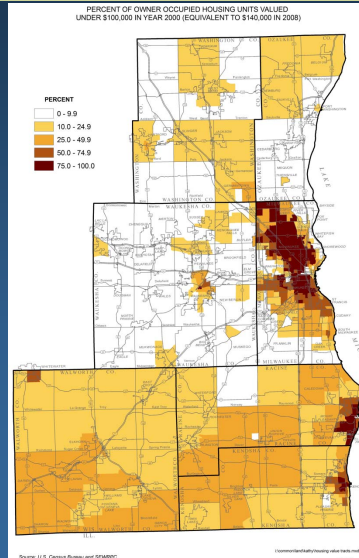


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Regional Housing Plan – Background Data

- The highest percentage of “affordable” owner-occupied housing units valued under \$100,000 in 2000 (equivalent to \$140,000 in 2008) are located within the urban core of the Region



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Regional Housing Plan Scope of Work – Operational Steps

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

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Regional Housing Plan Scope of Work – Operational Steps

- *Step 3: Definition of Affordable Housing*
 - *A review of present definitions used in the housing planning field will be made, including the HUD definition*
 - *The end result of the review will be an agreed upon definition of the term “affordable housing” for use in the regional housing plan*
- *Step 4: Determination of Sub-regional Housing Analysis Areas*
 - *The delineation of analysis areas will be related to clusters of existing and anticipated urban development and employment centers*
 - *The intent is to identify local combinations of municipalities to permit a reasonable number of sub-regional housing analyses to be undertaken and articulated*

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Regional Housing Plan Scope of Work – Operational Steps

- *Step 5: Analyses Relating to the Provision of Market-Based Housing*
 - *Permitted densities, local housing mix policies, and inventory of housing stock*
 - *Housing development costs analysis*
 - *Costs of community services analysis*
- *Step 6: Job/Housing Balance Analysis*
 - *Demographic, employment, and commuting characteristics*
 - *Housing costs and incomes*
 - *Affordable housing availability, needs, and deficiencies*
- *Step 7: Housing Discrimination Analysis*
 - *Reported evidence of discrimination*
 - *Analysis of the extent to which local land use controls may lead to discrimination against sub-groups of the regional population*

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Regional Housing Plan Scope of Work – Operational Steps

- *Step 8: Accessible Housing Analysis*
 - *Identify existing accessible housing and estimate additional accessible housing units required to meet the needs of persons with disabilities in the Region*
- *Step 9: Subsidized Housing Stock Analysis*
 - *Number and distribution of subsidized units*
 - *Historical perspective/lessons learned*
 - *Problems with extending the life of existing subsidized housing stock*
- *Step 10: Review of Best Housing Practices*
 - *Review best housing practices in the Region, State, and Nation with a focus on:*
 - *Fair-share programs*
 - *Land use control practices*
 - *Community development programs*
 - *Non-profit organization practices*
 - *Local affordable housing case studies*

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Regional Housing Plan Scope of Work – Operational Steps

- *Step 11: Housing Recommendations*
 - *Based on conclusions and findings from the analyses:*
 - *Formulate housing recommendations, addressed primarily to local and State governments, focusing on:*
 - *Improving the provision of affordable and market-based housing*
 - *Strengthening the Region's stock of subsidized housing*
 - *Reducing housing discrimination*
 - *Providing adequate numbers of accessible housing units*
 - *Identify actions necessary to implement the recommended housing plan*
 - *Programs and strategies to implement housing recommendations*
 - *Socio-economic impact analysis of the plan*

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Agenda Item 5

Proposed Public Meetings

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Regional Housing Plan Scope of Work – Public Involvement

- *A range of opportunities for the general public to become involved in the regional housing planning process will be provided, including:*
 - *Public meetings*
 - *Newsletters and brochures*
 - *Regional Housing Plan website (www.sewrpc.org)*
 - *All meetings requested by interested organizations, agencies, and individuals*
 - *Outreach to minority and low-income groups and groups with housing interests*

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Regional Housing Plan Scope of Work – Proposed Public Meetings

- *Public informational meetings and outreach will be held in at least three intervals during the planning process, which will coincide with the release of newsletters and brochures that cover the same topics, including:*
 - *Plan initiation (to enable discussion on the scope of work and proposed content of the study)*
 - *Initial findings (to enable discussion on data findings and suggestion of potential actions)*
 - *Preliminary plan recommendations*

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Agenda Item 6

Study Schedule

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Regional Housing Plan Scope of Work – Study Schedule

- *Committee Meeting 1: Early March, 2009*
 - *Regional Housing Plan Scope of Work*
- *Committee Meeting 2: Late May, 2009*
 - *Results of public meetings and outreach*
 - *Definition of the housing problem*
 - *Articulation of a regional housing vision*
- *Committee Meeting 3: Late July, 2009*
 - *Housing Objectives, principles, and standards*
 - *Definition of affordable housing*
 - *Determination of sub-regional housing analysis areas*
- *Committee Meeting 4: Late September, 2009*
 - *Plans and programs that impact housing in the Region*

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Regional Housing Plan Scope of Work – Study Schedule

- *Committee Meeting 5: Late November, 2009*
 - *Permitted development densities*
 - *Inventory of housing stock*
- *Committee Meeting 6: Late January, 2010*
 - *Housing development cost analysis*
- *Committee Meeting 7: Late March, 2010*
 - *Costs of community services analysis*
- *Committee Meeting 8: Late May, 2010*
 - *Demographic and employment characteristics*
- *Committee Meeting 9: Late July, 2010*
 - *Existing and projected market-based and affordable housing need*

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Regional Housing Plan Scope of Work – Study Schedule

- *Committee Meeting 10: Late September, 2010*
 - *Housing discrimination*
 - *Fair housing practices*
- *Committee Meeting 11: Late November, 2010*
 - *Accessible housing*
- *Committee Meeting 12: Late January, 2011*
 - *Inventory of subsidized housing units*
 - *Subsidized housing units: historical perspective and lessons learned*
 - *Problems with extending the life of subsidized units*
- *Committee Meeting 13: Late March, 2011*
 - *Best housing practices*

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Regional Housing Plan Scope of Work – Study Schedule

- *Committee Meeting 14: Late May, 2011*
 - *Preliminary recommended housing plan*
- *Committee Meeting 15: Late July, 2011*
 - *Results of public meetings and outreach*
 - *Recommended housing plan for the Region*
- *Committee Meeting 16: Late September, 2011*
 - *Plan implementation*
 - *Socio-economic impact analysis*

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