



Attachment 1

# ***Regional Housing Plan Advisory Committee Meeting***



**September 23, 2009**



## ***Agenda Item 3***

**Discussion of the First Series of Regional  
Housing Plan Public Informational  
Meetings and the Revised Regional  
Housing Plan Scope of Work**



# ***Public Informational Meeting Purpose***

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- **Solicit public input regarding the proposed content of the regional housing plan**
- **Provide public input to the Regional Housing Plan Advisory Committee for consideration and possible revision of the regional housing plan scope of work**



# ***Meeting Locations and Attendance***

- **Ten public informational meeting locations:**
  - **HeartLove Place, Milwaukee**
  - **United Community Center, Milwaukee**
  - **Wauwatosa Public Library, Wauwatosa**
  - **Waukesha Rotary Building, Waukesha**
  - **Walworth County Government Center, Elkhorn**
  - **Ozaukee County Administration Center, Port Washington**
  - **Kenosha County Job Center, Kenosha**
  - **Gateway Burlington Center, Burlington**
  - **Racine Gateway Technical College, Racine**
  - **Washington County Public Agency Center, West Bend**
- **Total Attendance: 60**



# ***Meeting Format and Materials***

- **Open house with exhibit outlining the regional housing plan scope of work**
- **Staff available for questions and comments**
- **Comment sheets and “Vision Statement” board**
- **Brief PowerPoint presentation regarding the scope of work**
- **Exhibit boards and presentation available on SEWRPC website ([www.sewrpc.org/housingplan](http://www.sewrpc.org/housingplan))**
- **Regional Housing Plan Newsletter 1**
- **Brochure in English and Spanish**
- **Comment page on website**



# ***Feedback***

- **Major comment themes:**
  - **Gentrification increasing housing costs in previously affordable neighborhoods**
  - **New segments of the population (middle class) are experiencing housing problems**
  - **Concentration of foreclosures**
  - **Location of affordable housing near job centers/workforce housing**
  - **Transit connections between affordable housing and job centers and services such as child care facilities and schools**
  - **Benefits of affordable housing for economic development**



# ***Feedback***

- **Local government ordinances and policies that discourage/prohibit affordable housing in outlying areas of the Region**
- **Concentration of low-income and minority populations and unemployment in the Region's central cities**
- **Impediments to fair housing**
- **Need for accessible housing**
- **Concentration of subsidized housing units in the Region's central cities**
- **Need for subsidized housing for low-income families and shortage of funding for assistance programs**



# ***Feedback***

- **“Green” building practices**
- **Assessment policies that discourage “green” building practices**
- **Desire for traditional neighborhood development (residential, commercial, and civic uses)**
- **Flexible development techniques such as conservation/cluster development and planned unit development (PUD)**





## ***Agenda Item 4***

**Consideration of Chapter I, “*Introduction,*”  
of the regional housing plan**



## ***Agenda Item 5***

**Consideration of Chapter II, “*Objectives, Principles, and Standards,*” of the regional housing plan**



# ***Definition of Housing Problems***

- **First step in the housing planning process**
- **Problems identified early in the planning process:**
  - **An imbalance between jobs and housing in the Region, particularly workforce housing**
  - **Sustaining existing subsidized housing stock**
  - **Accessible housing stock for persons with disabilities**
  - **Housing discrimination**



# ***Definition of Housing Problems***

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- **Additional problems identified during review of the scope of work:**
  - **Concentration of low-income and minority populations in the Region's central cities**
  - **Need to encourage environmentally responsible residential development practices**
  - **The national economic recession and related housing crisis**



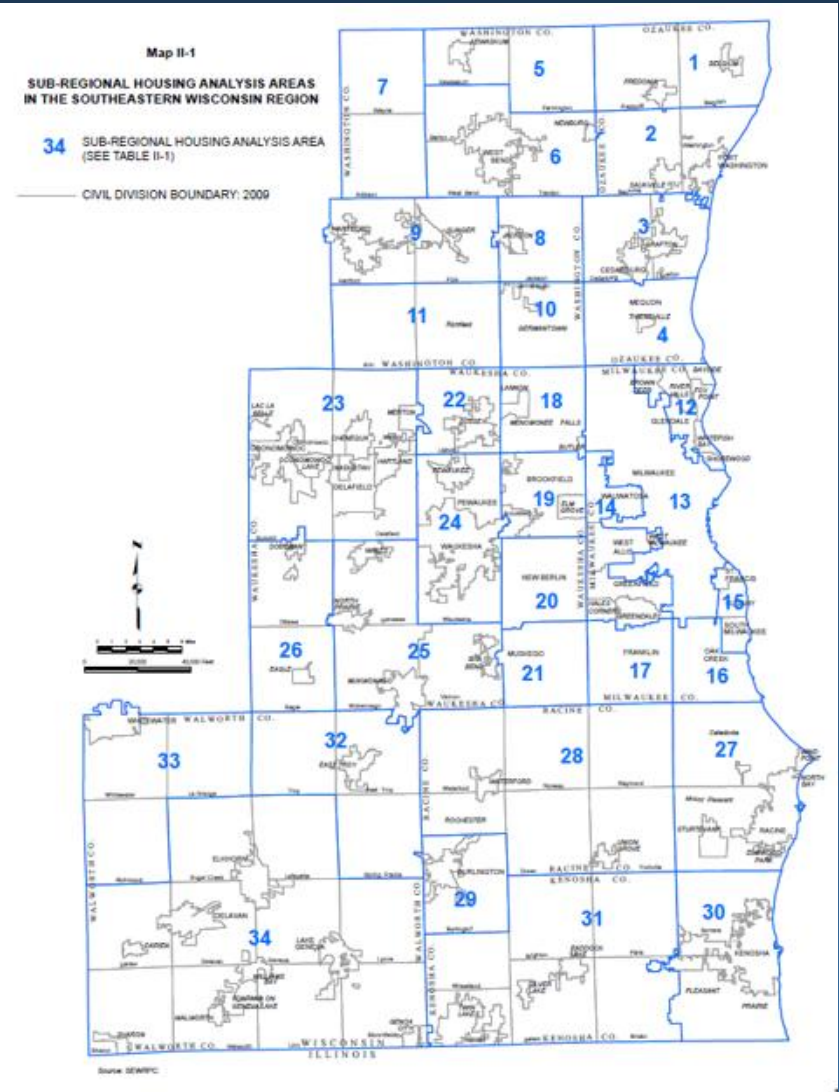
# ***Determination of Sub-Regional Housing Analysis Areas***

- **Sub-regional housing analysis areas have been identified to facilitate data collection and analyses including:**
  - **Permitted development densities and inventory of housing stock**
  - **Housing development cost**
  - **Costs of community services**
  - **Housing foreclosures**
  - **Demographic and employment characteristics**



# Determination of Sub-Regional Housing Analysis Areas

- **Housing costs and availability**
- **Existing and projected housing**
  - **Affordable/ “workforce”**
  - **Subsidized**
  - **Accessible**





## ***Definition of Affordable Housing***

- **The term “affordable housing” tends to be used inconsistently. To some it is associated with government subsidized housing, to others it is associated with workforce housing**
- **The U.S. Department of Housing and Urban Development (HUD) definition of housing affordability as households paying no more than 30 percent of their gross income for housing costs is widely accepted**



# ***Definition of Affordable Housing***

- **The term “affordable housing” includes, but is not limited to, “subsidized housing”**
- **Affordable housing can refer to both market-based rental housing and owner-occupied housing, including condos**
- **Affordability is closely related to structure type:**
  - **Multi-family housing units**
  - **Smaller single-family homes on smaller lots**
- **Affordable housing will be defined using the HUD affordability threshold and will be applied by sub-area and further refined based on household income level**





# ***A Regional Housing Vision for Southeastern Wisconsin***

***“Provide financially sustainable housing opportunities for persons of all income levels, age groups, and special needs throughout the entire Southeastern Wisconsin Region”***

- **The objectives, principles, and standards support the vision by addressing each of the components of the regional housing problem**



# ***Objectives, Principles, and Standards***

- **Objective: a goal or end toward attainment of which plans and polices are directed**
- **Principle: a fundamental, primary, or generally accepted tenet used to support objectives and prepare standards and plans**
- **Standard: a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives**



# ***Objectives, Principles, and Standards***

- **Housing plan objectives are consistent with the 2035 regional land use plan**
- **Objectives, principles, and standards set forth in the prior regional housing plan were taken into consideration**
- **The year 2035 regional housing plan objectives include:**
  - **Provide decent, safe, sanitary, and financially sustainable housing for all current residents of the Region, and the Region's anticipated future population**



# ***Objectives, Principles, and Standards***

- **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**
- **Maintain and expand the stock of subsidized housing in the Region to meet the anticipated need for such housing**
- **Provide accessible housing choices throughout the Region, including near major employment centers**
- **Eliminate housing discrimination in the Region**



# ***Objectives, Principles, and Standards***

- **Reduce economic and racial segregation in the Region**
- **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**
- **One or more principles and accompanying standards, set forth in Table II-2, complement each of the objectives**
- **Overriding considerations**