



Update on the Regional Housing Plan



Environmental Justice Task Force



Overview

- Chapter XI, *Best Housing Practices*, was reviewed and approved by the Advisory Committee at its November 30 meeting
- Preliminary and revised drafts Chapter XII, *Recommended Housing Plan for the Region*, were reviewed by the Advisory Committee at meetings on January 30 and April 18
- Changes to preliminary plan recommendations have been made based on Advisory Committee comments, and will be reviewed by the Committee on May 23. The changes are shown in the current version of Chapter XII



Chapter XI – Best Practices

- Programs and methods that have been successful in producing affordable housing
- Housing and neighborhood design



Affordable Housing Best Practices

- Affordable housing best practices incorporated into preliminary plan recommendations
 - “Fair Share” or “builder’s remedy” laws in other States
 - Assisted housing mobility programs
 - Land use regulations and plans that allow for higher-density multi- and single-family housing in communities that provide sanitary sewer service
 - Minimum single-family home sizes of 1,100 to 1,200 square feet; and 800 square feet for two-bedroom apartment units
 - Flexible zoning regulations, such as density bonuses, planned unit developments, and accessory dwelling units



Affordable Housing Best Practices

- Affordable housing best practices incorporated into preliminary plan recommendations (continued)
 - Tax increment financing (TIF) in appropriate areas
 - Housing trust funds (proposed Housing Trust Fund of Southeastern Wisconsin)
 - Interjurisdictional housing collaborative
 - HUD Community Development Programs such as Community Development Block Grants and HOME programs
 - Partnerships with non-profit organizations





Housing and Neighborhood Design Best Practices

- Housing and neighborhood design best practices incorporated into preliminary plan recommendations
 - Environmentally responsible construction techniques where financially feasible, particularly the use of energy saving materials and appliances
 - Environmentally responsible development concepts
 - Traditional neighborhood development
 - Brownfield redevelopment
 - Crime prevention through environmental design (CPTED)
 - Accessible housing
 - Universal design
 - Visitability
 - Development design standards





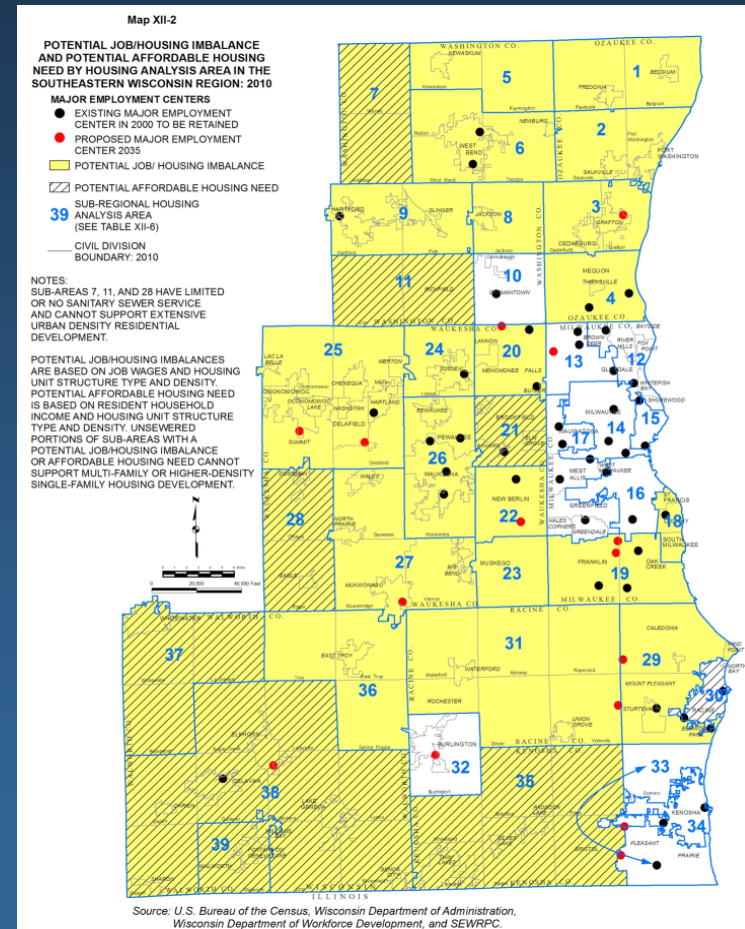
Chapter XII – Recommended Housing Plan

- Part 1: Plan Determinants (overall housing need)
 - Summary of data and analyses compiled in other plan chapters
- Part 2: Plan Recommendations
 - Preliminary Plan Recommendations
 - Socio-Economic Impact Analysis (to be completed)
 - Public Review and Comment (to be completed)
 - Final Plan Recommendations (to be completed)
- Part 3: Plan Endorsement, Monitoring, Updates (review at future meeting)
- Part 4: Conclusions (to be completed)



Plan Determinants

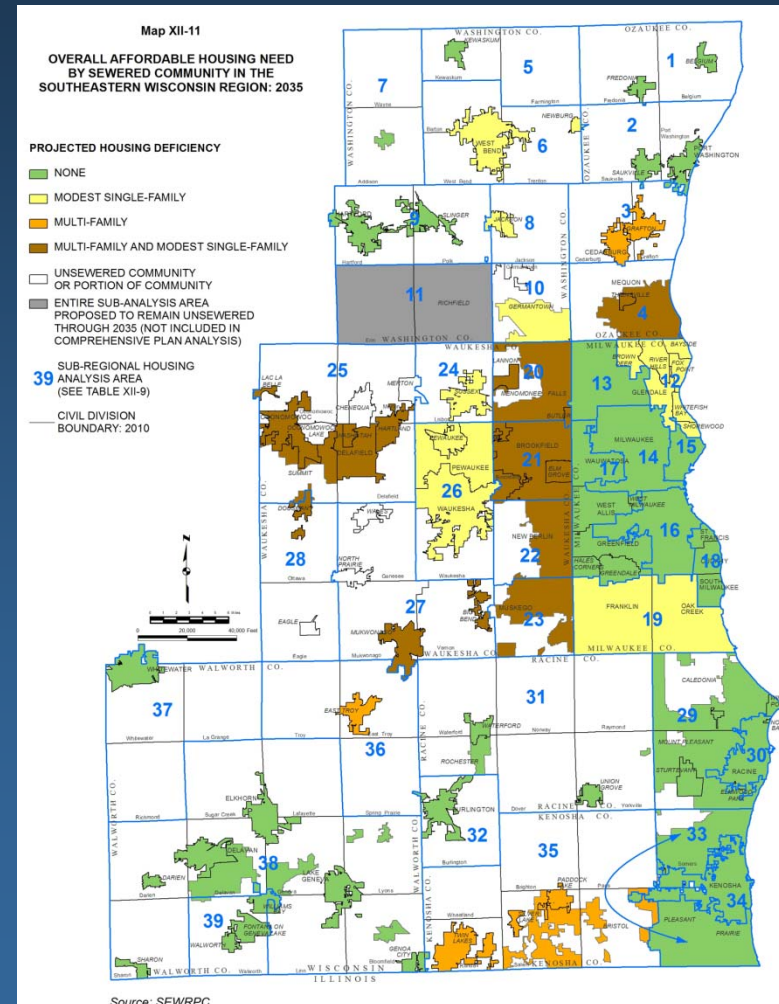
- Current housing need (2010)
 - Affordability
 - Household income/housing balance
 - Job/housing balance
 - Subsidized housing
 - Housing unit size
 - Opportunity
 - Concentration of low-income and minority populations
 - Accessibility
 - Sustainability
 - Housing crisis and financing





Plan Determinants

- Anticipated (Year 2035) Housing Need
 - About 63,700 additional housing units needed to accommodate the number of households projected for the Region under the regional land use plan
 - Local government comprehensive plans were analyzed to project where future affordable housing deficiencies may occur in the Region





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
 - Address the multiple components of the regional housing problem and the plan vision and objectives
- Preliminary recommendations are presented by general groupings based on plan objectives: Affordable Housing; Fair Housing/Opportunity; Job/Housing Balance; Accessible Housing; Subsidized Housing; and Housing Development Practices
- Table XII-10 indicates the unit of government or agency that would need to take action to implement plan recommendations
- Table XII-10 and Part 3 (plan monitoring) to be updated following May 23 Advisory Committee meeting



Summary of Preliminary Plan Recommendations

A. Affordable Housing

1. Housing unit size and density for sewerred communities
 - Allow development of modest single-family homes (lots of 10,000 sq. ft. or smaller and home sizes of 1,100 to 1,200 sq. ft.)
 - Allow development of multi-family housing at a density of at least 10 units per acre
2. Shift school funding away from property tax
3. Reduce or waive impact fees for affordable housing
4. Encourage a variety of housing types, flexible zoning regulations
5. Limit size and façade requirements for single-family housing



Summary of Preliminary Plan Recommendations

Affordable Housing (continued)

6. Use of building system construction (modular housing)
7. Review site improvement standards
8. Review exterior building material, parking, and landscaping requirements for multi-family housing
9. Include architects on design review team
10. Conduct education and outreach efforts





Summary of Preliminary Plan Recommendations

B. Fair Housing/Opportunity

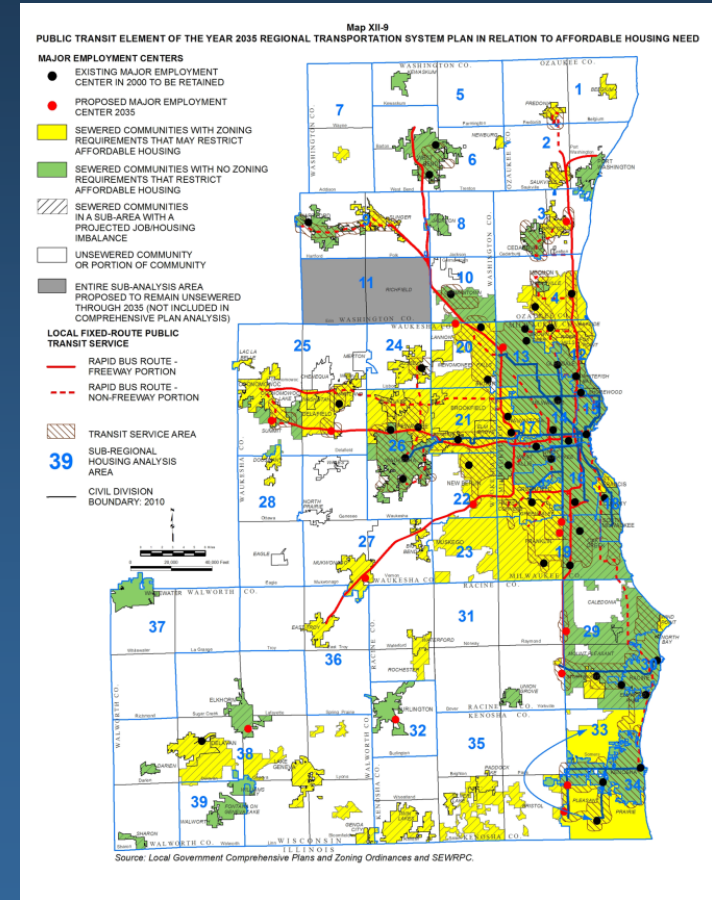
1. Community housing unit structure type and density requirements should affirmatively further fair housing
2. Allow multi-family residential as a principal use in multi-family zoning districts
3. Entitlement jurisdictions should require sub-grantees to affirmatively further fair housing to receive HUD funding
 - Community Development Block Grant (CDBG) funding
 - HOME funding
4. Funding should be maintained for NGO fair housing programs
5. Assisted housing mobility programs
6. State board of housing appeals (State “builder’s remedy” legislation)



Summary of Preliminary Plan Recommendations

C. Job/Housing Balance

1. Community job/housing balance analysis for sewerer communities in sub-areas identified as having a current or projected job/housing imbalance
 - a) Comprehensive plans and zoning ordinances should be updated as necessary to allow additional higher-density multi-family housing in communities with a lower cost job/housing imbalance
 - b) Comprehensive plans and zoning ordinances should be updated as necessary to allow additional modest single-family housing in communities with a moderate cost job/housing imbalance





Summary of Preliminary Plan Recommendations

Job/Housing Balance (continued)

2. Expand public transit to provide better connectivity between job opportunities and affordable housing
3. State level job/housing balance analysis
 - a) Prohibit new TIF districts in communities with job/housing imbalance until community enacts plans and regulations that remove barriers to affordable housing
 - b) Include job/housing balance as a criterion for awarding Federal and State economic development incentives



Summary of Preliminary Plan Recommendations

Job/Housing Balance (continued)

4. Provide job/housing balance results from the regional housing plan when a community requests a sanitary sewer service area expansion
5. Economic and workforce development activities to expand job opportunities in areas with higher unemployment, underemployment, and discouraged workers
6. Develop method to document migrant workers without work agreements (WDWD)



Summary of Preliminary Plan Recommendations

D. Accessible Housing

1. Provide for more multi-family housing
2. Support Universal Design and Visitability
3. Continued State funding for public funded Long Term Care programs such as:
 - Family Care
 - Include, Respect, I Self-Direct (IRIS)
 - Family Care Partnership
 - Independent living centers

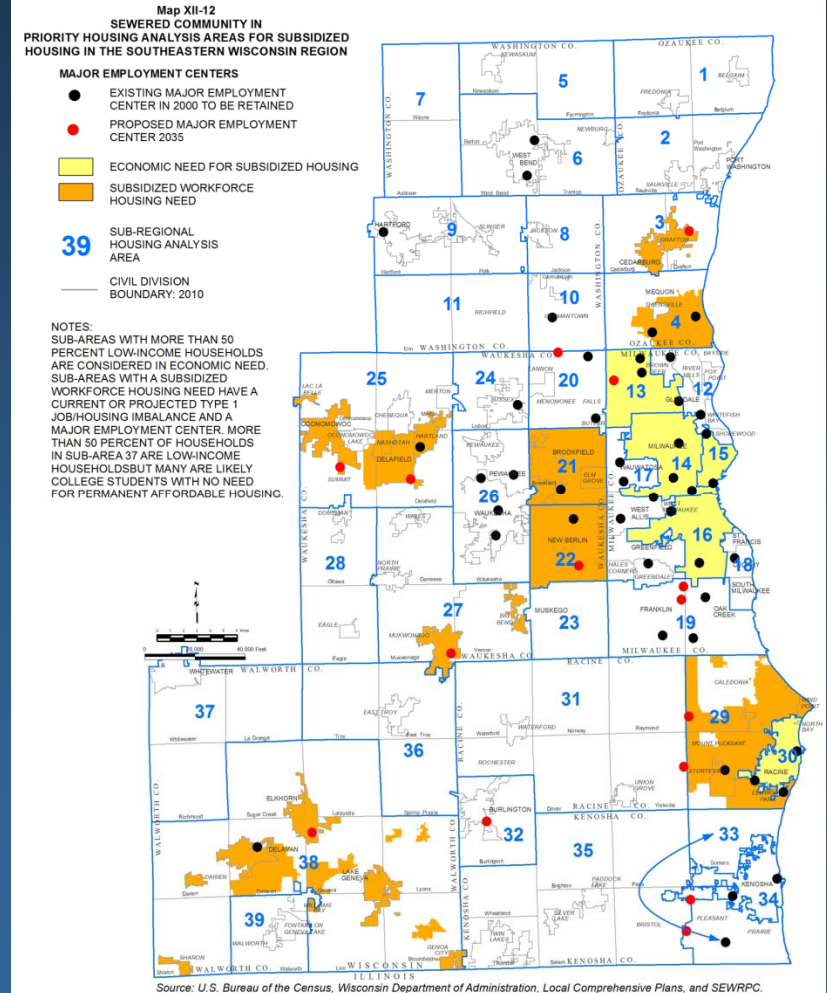




Summary of Preliminary Plan Recommendations

E. Subsidized Housing

1. Simplify and maintain funding for Federal subsidized housing programs
2. Communities with major employment centers should seek and support new tax credit housing
3. Economic need and subsidized workforce housing need priority sub-areas
4. Modifications to Section 8 Housing Choice Voucher program to encourage regional administration





Summary of Preliminary Plan Recommendations

Subsidized Housing (continued)

5. Amend Wisconsin Open Housing Law to recognize housing vouchers as a lawful source of income
6. Revise Low Income Housing Tax Credit (LIHTC) application (QAP)
7. Public/private partnerships to develop affordable housing
8. Use one year TIF extension to help fund development of affordable housing
9. Establish a Housing Trust Fund of Southeastern Wisconsin
10. Establish an interjurisdictional housing collaborative





Summary of Preliminary Plan Recommendations

F. Housing Development Practices

1. Neighborhood planning
2. Local government design standards incorporated into zoning and subdivision ordinances to promote good site design
3. Brownfield redevelopment
4. Crime Prevention Through Environmental Design (CPTED)
5. Energy efficient housing





Next Steps

- Prepare socio-economic impact analysis
- Another series of public meetings will be held following completion of the draft plan and the impact analysis (late 2012 or early 2013)
- Prepare Final Plan Recommendations, incorporating SEI findings and public comments

