

Minutes of the Twenty Second Meeting of the
REGIONAL HOUSING PLAN ADVISORY COMMITTEE

DATE: January 23, 2013
TIME: 1:30 p.m.
PLACE: Tommy G. Thompson Center, Meeting Room 5
Wisconsin State Fair Park
640 S. 84th Street
Milwaukee, Wisconsin

Members Present

William R. Drew Executive Director, Milwaukee County Research Park,
Chairman Commissioner, Southeastern Wisconsin Regional Planning Commission
Julie A. Anderson Director of Public Works and Development Services, Racine County
Andy M. Buehler Director of Planning Operations,
Kenosha County Planning and Development Department
Michael P. Cotter Director, Walworth County
Land Use and Resource Management Department
Steven Crandell Director of Community Development,
City of Waukesha (representing Douglas J. Koehler)
Joseph G. Heck, Jr. Assistant Director (retired), Racine Department of City Development
Jeffery B. Labahn Director of Community Development and Inspections, City of Kenosha
Linda Olson Director, Aging and Disability Resource Center of Washington County
Brian Peters Housing Policy Advocate, IndependenceFirst
Maria Prioletta Redevelopment and Special Projects Manager,
Milwaukee Department of City Development
Mary Kay Schleiter Associate Professor, Department of Sociology-Anthropology,
University of Wisconsin-Parkside
Dale R. Shaver Director, Waukesha County Department of Parks and Land Use
Michael J. Soika Director, Milwaukee Succeeds
Andrew T. Struck Director, Ozaukee County Planning and Parks Department
Marne J. Stück Government Affairs Director, Greater Milwaukee Association of Realtors
John F. Weishan, Jr. Supervisor, Milwaukee County

Guests and Staff Present

Stephen P. Adams Public Involvement and Outreach Manager, SEWRPC
Nancy M. Anderson Chief Community Assistance Planner, SEWRPC
Charles Erickson Community Development Director, City of Greenfield
Jason Gallo City Planner, City of Oconomowoc
Catherine Madison Policy Analyst, UWM Center for Economic Development
Benjamin R. McKay Principal Planner, SEWRPC
Christopher D. Parisey Planner, SEWRPC
Mark Piotrowicz Assistant Director, City of West Bend Department of Development
Lamar Speed Manager, Homerica
Kenneth R. Yunker Executive Director, SEWRPC

CALL TO ORDER

Mr. Drew called the meeting of the Regional Housing Plan Advisory Committee to order at 1:40 p.m., welcoming those in attendance.

APPROVAL OF MEETING MINUTES OF OCTOBER 10, 2012

Mr. Drew asked if there were any questions or comments on the October 10, 2012, meeting minutes. There were none. Mr. Cotter made a motion to approve the minutes from the October 10, 2012, meeting. Mr. Heck seconded the motion. There being no further discussion, the minutes were approved unanimously by the Committee.

DISCUSSION OF THE OUTCOME OF THE REGIONAL HOUSING PLAN PUBLIC MEETINGS HELD IN NOVEMBER-DECEMBER 2012

Mr. Drew asked Ms. N. Anderson of the Commission staff to provide the Advisory Committee with an overview of the regional housing plan public meetings held in November and December 2012. Ms. N. Anderson stated that the Advisory Committee approved the preliminary plan recommendations in July 2012, and the Commission's Planning and Research Committee approved the preliminary recommendations in September 2012. Nine public meetings were held between November 13 and December 6 to obtain public input on the preliminary recommendations and the findings of the socio-economic impact analysis of the preliminary recommendations, with the public comment period running through December 14. There were three meetings in Milwaukee County and one meeting in each of the other Counties in the Region. A meeting with County and local government planners was held on December 18. The comment period was extended to December 21 for those who attended the planners' meeting.

Ms. N. Anderson stated that most comments received at the public meetings supported the preliminary recommendations or plan findings with regard to the lack of affordable housing for lower-income households and persons with disabilities. There were a few comments that suggested minor revisions to an existing preliminary recommendation or the addition of a new recommendation. She noted that a number of comments were received from the planners' meeting in opposition to one particular recommendation. She stated that comments from the public and the planners will be discussed during the review of the proposed final plan recommendations in Chapter XII. A summary of public comments from the meetings and SEWRPC's responses to the comments is included in the record of public comments, which was distributed to Committee members (available on the SEWRPC website at www.sewrpc.org/SEWRPC/Housing.htm). The record of public comments also includes a copy of written comments received, copies of the presentations given by Commission staff on the preliminary regional housing plan and by UW-Milwaukee staff on the draft socio-economic impact analysis, copies of newspaper ads and articles, copies of newsletters and brochures summarizing the plan, and related materials. A summary of the planners' meeting and a letter to environmental justice organizations regarding the preliminary plan and public meeting schedule are also included in the record of public comments.

UPDATE ON THE SOCIO-ECONOMIC IMPACT ANALYSIS (SEI) OF THE PRELIMINARY DRAFT REGIONAL HOUSING PLAN

Mr. Drew asked Ms. N. Anderson to provide the Committee with an update on the SEI. Ms. N. Anderson stated that drafts of the first seven chapters of the SEI had been emailed to Committee members prior to review of the draft analysis at the Committee meeting on October 10, 2012. Drafts of Chapters 8 (Public Participation) and 9 (Summary and Conclusions) of the SEI were emailed to Committee members prior to this meeting and paper copies were distributed at the meeting. She stated that the Commission's

Environmental Justice Task Force (EJTF) recommended that an SEI be conducted for all regional plans. The Commission contracted with the UW-Milwaukee (UWM) Center for Economic Development to conduct the SEI of the preliminary regional housing plan. The EJTF reviewed the SEI at its meeting on January 17, 2013, and members concurred with the SEI findings.

Ms. N. Anderson stated that the analysis concluded that none of the preliminary plan recommendations would be expected to have a negative impact on environmental justice populations. Of the 47 preliminary plan recommendations, the analysis determined that 33 recommendations would be expected to have a significantly positive impact and 11 recommendations would be expected to have a positive impact on environmental justice populations. The impacts of three preliminary recommendations were determined to be neutral. A significantly positive impact finding means environmental justice populations are likely to receive a greater proportion of benefits from the recommendation than the regional population as a whole. A positive impact finding means that environmental justice populations are likely to receive benefits from the recommendation in proportion to the regional population as a whole. She stated that the SEI is summarized in Appendix K of the housing plan, which was emailed to Committee members prior to the meeting. She also noted that paper copies of Appendix K were distributed at the meeting and that Appendix K and all of the SEI chapters are available on the SEWRPC website.

Ms. N. Anderson also stated that the SEI included several suggested modifications and additions to the preliminary plan recommendations, which would be highlighted during the review of Chapter XII later in the meeting. She also introduced Kate Madison of UWM, who was available to answer questions regarding the SEI. There were no questions or comments on the SEI from Committee members.

PUBLIC COMMENTS

Mr. Drew stated that given the discussion likely to take place on final plan recommendations under agenda item No. 5, it would be appropriate to move agenda item No. 7, Public Comments, ahead of No. 5. He asked if there were any public comments. The following comments were made:

1. Mr. Erickson asked about the letter sent by the SEWRPC Public Involvement and Outreach Division staff to organizations representing minority and low-income populations and persons with disabilities regarding the meeting schedule. Mr. Adams of the Commission staff responded that the letter was intended to inform those organizations about the housing plan and to provide options for further input, including individual meetings with SEWRPC staff or attendance at a public meeting.
2. Mr. Gallo stated that he attended the planners' meeting held in December and asked how the comments regarding preliminary recommendation No. 4 under Job/Housing Balance were addressed. Mr. Yunker responded that the recommendation has not been revised and it will be discussed and considered by the Advisory Committee under agenda item No. 5. Mr. Gallo stated that he remains in opposition to the recommendation.

REVIEW AND CONSIDERATION OF APPROVAL OF THE REVISED DRAFT OF CHAPTER XII, *RECOMMENDED HOUSING PLAN FOR THE REGION*, OF THE REGIONAL HOUSING PLAN

Mr. Drew asked Ms. N. Anderson to review the revised draft of Chapter XII, *Recommended Housing Plan for the Region*, of the regional housing plan. Ms. N. Anderson stated that the review will focus on new sections of Part 2 on pages XII-42 through XII-61 and Part 4 on pages XII-65 through XII-68. She stated that the new Part 2 sections include a brief summary of the SEI, public comments on the preliminary recommendations and SEWRPC responses, and proposed final recommendations. She stated that Part 4 is a new section with plan conclusions. She reviewed each proposed final recommendation that

includes a revision or is a new recommendation as a result of a public comment, planners' comment, or SEI finding. The following discussion points and comments were made during the review:

1. Ms. Schleiter noted the use of the term "minority" in the final recommendations and stated that the term "people of color" may be more current and appropriate. Mr. Yunker responded that the term minority is used in Federal Title VI requirements, and SEWRPC would be uncomfortable using a different terminology than the Federal guidelines.
2. Mr. Shaver referred to the last sentence of final recommendation No. 3 under the Affordable Housing section and suggested changing "should" to "could" because the rationale behind the limits on property tax levies is to encourage consolidation of duplicative services. Ms. Prioletta stated that the recommendation could include a direct correlation between waiving or reducing impact fees for affordable housing and increasing the tax levy. Mr. Yunker responded that this revision was a result of discussion at the planners' meeting where concern was expressed regarding the capital costs related to new development. Mr. Drew asked the Committee if there was any objection to changing "should" to "could." There were no objections.

[Secretary's Note: Affordable Housing Recommendation No. 3 has been revised to read as follows (change is underlined):

"Local governments should reduce or waive impact fees for new single- and multi-family development that meets the affordability threshold for lot and home size, in accordance with Section 66.061(7) of the *Wisconsin Statutes*, which allows local governments to provide an exemption or to reduce impact fees for land development that provides low-cost housing. The Governor and State Legislature could consider providing exceptions to limits on property tax levies to those local governments that waive impact fees for new affordable housing."]

3. Mr. Peters referred to the first sentence of final recommendation No. 4 under Affordable Housing and asked why "housing for seniors" had been added. Ms. N. Anderson responded that it was a suggestion from a member of the SEWRPC staff. Mr. Peters suggested removing "housing for seniors" because it targets one specific population. Ms. Olson stated that she shares Mr. Peters' concern because targeting a specific population may have the effect of isolating that population, and that it is more important to focus on types of housing that are accessible. Mr. Drew noted that a variety of housing types and styles are included in the recommendation and he suggested striking "housing for seniors."

[Secretary's Note: The phrase "housing for seniors" has been struck from Affordable Housing Recommendation No. 4.]

4. Ms. Olson referred to final recommendation No. 5a under Affordable housing and asked why "two-family" had been added to the first sentence. Ms. N. Anderson stated, as an oversight, it had been omitted from the preliminary recommendation. Mr. Peters asked about building requirements for triplexes. Ms. N. Anderson responded that one- and two-family dwellings are regulated under the uniform dwelling code, whereas buildings with three or more units are considered multi-family dwellings and are regulated under the commercial building code.
5. Ms. N. Anderson asked if there were any further comments on the Affordable Housing final recommendations. There were none. Ms. N. Anderson stated that she had received a comment from Nancy Frank, Associate Professor in the School of Architecture and Urban Planning at

UWM, suggesting that a recommendation be added that the State fund the Smart Growth Dividend Aid Program enacted as part of Wisconsin's comprehensive planning law in 1999. She noted that the e-mail from Ms. Frank and a program summary had been included in the meeting packet. Ms. N. Anderson stated that under the program, a city, village, town, or county could receive one aid credit for each new housing unit sold or rented on lots that are no more than one-quarter acre, in the year before the year in which the grant application is made. A city, village, town, or county could also receive one credit for each new housing unit sold at 80 percent of the median sales price for new homes in the county in which the city, village, or town is located. Mr. Yunker noted that the Committee has had extensive discussions regarding incentives and disincentives for the development of affordable housing. He noted that the Smart Growth Dividend Program would be an incentive program.

Mr. Drew asked for a motion to add a Smart Growth Dividend Program recommendation under the Affordable Housing section. Ms. Schleiter made a motion to add the recommendation. Ms. Olson seconded the motion. Mr. Drew asked if there was any further discussion. Mr. Shaver stated he did not support the motion because overall density is more important than lot size and the program as written could include rural areas that do not have urban services to properly support smaller lot sizes and higher density development. Mr. Struck noted that the program requires the land council to approve grant applications, and that the land council no longer exists. Mr. Yunker suggested modifying the recommendation to exclude communities without public sanitary sewer service. Mr. Shaver stated that he is also concerned that the program would require new State funding and expenditures. Mr. Struck stated that he would support the modified recommendation if it is consistent with the development recommendations of the regional land use plan. He noted that funding of the program may be an issue, but that should not stop the recommendation from being included in the housing plan. Ms. Priolella stated that she is concerned that the program does not include a goal to sell or rent affordable housing specifically to low- and moderate-income households. Ms. Schleiter stated that the program would promote diversity in outlying areas of the Region. Mr. Drew asked for a vote on the Motion. The motion was approved with 14 in favor and two opposed.

[Secretary's Note: The following was added as Affordable Housing Recommendation No. 12:

"The Governor and State Legislature should consider funding the Smart Growth Dividend Aid Program established under Section 18zo of 1999 Wisconsin Act 9, under which a city, village, town, or county with an adopted comprehensive plan could receive one aid credit for each new housing unit sold or rented on lots of no more than one-quarter acre and could also receive one credit for each new housing unit sold at no more than 80 percent of the median sale price for new homes in the county in which the city, village, or town is located in the year before the year in which the grant application is made. The program should be amended to specify that eligible new housing units must be located in an area served by a sanitary sewerage system, and that new housing units in developments with a density equivalent to one home per one-quarter acre would also be eligible to receive aid credits."]

6. Ms. N. Anderson referred to final recommendation No. 4 under Job/Housing Balance and stated that five comments opposing the recommendation had been received. She noted that there is a concern that any restriction in the formation of new Tax Increment Financing (TIF) districts will hinder economic development efforts in cities and villages across the State. SEWRPC staff's response is that a community with a job/housing imbalance would still be able to create a new

TIF district if State TIF legislation is amended as proposed under the preliminary recommendation. The recommendation calls for a community with an imbalance to identify steps in the TIF proposal that would be taken to reduce the imbalance. She stated that staff does not suggest any changes to the recommendation. Mr. Yunker noted that prior to the vote on the Smart Growth Dividend Program recommendation, this was the only recommendation approved on a split vote of the Committee. He noted that supporters of the recommendation believed that new TIF districts in communities with a job/housing imbalance may exacerbate the imbalance, and those in opposition are concerned that the proposed recommendation could inhibit economic development in Southeastern Wisconsin.

Mr. Drew asked for Committee comments on the recommendation. Mr. Shaver stated that he opposes the recommendation; however, he supports the plan overall and noted that implementation of the recommendation will require an amendment to State legislation. It would be more appropriate to address specific objections at the time proposed changes to the TIF law are developed and reviewed. Mr. Crandell stated that the City of Waukesha is also opposed to this particular recommendation, but supports the plan overall.

7. Mr. Yunker referred to final recommendation No. 8 under Job/Housing Balance and stated that a suggestion was received at the January 17, 2013, Environmental Justice Task Force (EJTF) meeting to revise the recommendation related to changing the procedure used to select projects to be funded under certain Federal Highway Administration funding programs. The preliminary recommendation called for revised project selection criteria to be considered for projects funded by the Congestion Mitigation and Air Quality program and the Surface Transportation Program (STP) - Milwaukee Urbanized Area. A suggestion was made to consider revising the criteria used to select projects to be funded in the Region's other urbanized areas under the STP - Urbanized Area program as well. Mr. Drew asked if there were any objections to the proposed revision. There were none.

[Secretary's Note: Job/Housing Balance Recommendation No. 4 has been revised as follows (revised text is underlined):

"SEWRPC should work with local governments, through its Advisory Committees for Transportation System Planning and Programming for the Kenosha, Milwaukee, Racine, and Round Lake Beach urbanized areas and with review by the Environmental Justice Task Force, to establish revised criteria that include job/housing balance and provision of transit for the selection of projects to be funded with Federal Highway Administration Surface Transportation Program (STP) - Milwaukee Urbanized Area funding (and potentially STP - Urbanized Area funding for the other urbanized areas in the Region) and Congestion Mitigation and Air Quality Improvement Program funding, and for inclusion in the Transportation Improvement Program."]

8. Ms. Schleiter referred to Table XII-1, Potential Overall Need for Affordable Housing by Income Category: 2005-2009, and suggested adding a column to express the potential need for emergency shelter. Mr. McKay of the Commission staff responded that while there is extensive data regarding demographic characteristics of people who receive emergency shelter services in the Region, the data regarding the need for additional capacity are limited. Mr. Yunker stated that staff will examine the data to determine if it is appropriate to include in Table XII-1.

[Secretary's Note: The bed utilization rate data received from Wisconsin Service Point (WISP) for July 2011 and January 2012 represents point-in-time counts

of persons in emergency shelters for one particular day in those months. Point-in-time counts do not accurately identify the intermittently homeless and therefore may misrepresent the magnitude of homelessness and potential need for shelter facilities in the Region. For that reason, this information is not included in the report. A period prevalence count, which measures the number of people who experience homelessness over a period of time, would provide a more appropriate measure; however, that data is not yet available. Footnote "b" on Table XII-1 was revised as follows (changes are underlined):

"Subsidized housing, including either subsidized housing units or housing vouchers, will likely be needed to provide affordable housing for households earning less than 50 percent of the Region median income (less than \$26,940 per year). Households in this need category that do not receive financial assistance may be vulnerable to experiencing homelessness."

9. Ms. N. Anderson noted that a public comment received at the Environmental Justice Task Force meeting requested a revision to plan maps showing rapid bus routes to distinguish between routes that offer reverse commute and those that do not, and that staff will make the requested changes.

[Secretary's Note: The updated maps are included in Attachment 1.]

10. Hearing no further comments, Mr. Drew asked for a motion to approve Chapter XII, *Recommended Housing Plan for the Region*. Mr. Soika made a motion to approve Chapter XII. Ms. Olson seconded the motion. The motion was approved unanimously.

REVIEW AND CONSIDERATION OF APPROVAL OF THE PRELIMINARY DRAFT OF CHAPTER XIII, SUMMARY, OF THE REGIONAL HOUSING PLAN

Mr. Drew asked Mr. McKay to review the preliminary draft of Chapter XIII, *Summary*, of the regional housing plan. Following the review, Mr. Drew asked for a Motion to approve Chapter XIII. Mr. Struck made a motion to approve Chapter XIII. Mr. Soika seconded the motion. Mr. Drew asked the Committee if there was any discussion on the Motion. Ms. Schleiter referred to the heading "Help to Reduce the Concentration of Minorities in the Region" under the Benefits of Implementation section on page XIII-7 and suggested revising the heading to reflect the need to increase diversity throughout the Region. Ms. N. Anderson suggested revising the heading to "Help Increase Diversity in All Communities in the Region." Mr. Drew asked if there were any objections to the change. There were none. Mr. Drew asked for a vote on the motion. The motion was approved unanimously.

CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Drew asked if there was additional correspondence or announcements. Ms. N. Anderson responded that the Commission's Planning and Research Committee will review Chapters XII and XIII on February 5, 2013, and the Regional Planning Commission is expected to consider adoption of the regional housing plan on March 13, 2013. She stated that each member of the Advisory Committee will receive a paper copy of the final report, and/or a CD if desired. Mr. Yunker stated that the meeting minutes will be mailed to Committee members for approval by a post card vote. Mr. Yunker then thanked the Committee members on behalf of the Regional Planning Commission for their service and careful review of the extensive amount of materials. He stated that the value of the regional housing plan is largely due to the direction and dedication of the Advisory Committee.

Ms. Prioletta stated that she would like to recognize the staff for all of their work and research. Mr. Drew thanked the staff for their responsiveness to comments received from the Advisory Committee and the public. Mr. Drew thanked the Advisory Committee for their commitment, comments, and good attendance at meetings. Mr. Drew also recognized George Melcher, who recently retired as Director of Planning and Development for Kenosha County and was a member of the Regional Housing Plan Advisory Committee. Mr. Drew stated that Mr. Melcher has been an invaluable asset on this Committee and many other SEWRPC Committees and he will be missed.

ADJOURNMENT

Mr. Drew thanked the Committee members and guests for their time and participation and asked for a motion to adjourn the meeting. Ms. Stück made a motion to adjourn the meeting. Mr. Buehler seconded the motion and it was approved unanimously. The meeting was adjourned at 2:45 p.m.

Respectfully submitted,

Benjamin R. McKay
Recording Secretary

RHP AC Minutes - Mtg 22 - 1/23/13 (00209465).DOC
KRY/NMA/BRM

[Secretary's Note: These minutes were approved by a majority of the Advisory Committee, with no changes or corrections, through a postcard/email ballot of the Committee.]

Attachment 1

Maps VIII-8, VIII-9, VIII-12, XII-8, and XII-9

**MAJOR EMPLOYMENT CENTERS AND
EXISTING PUBLIC TRANSIT SERVICE IN
THE SOUTHEASTERN WISCONSIN REGION: 2010**

MAJOR EMPLOYMENT CENTERS

- EXISTING MAJOR EMPLOYMENT CENTER IN 2000 TO BE RETAINED
- PROPOSED MAJOR EMPLOYMENT CENTER 2035

**LOCAL FIXED-ROUTE PUBLIC
TRANSIT SERVICE**

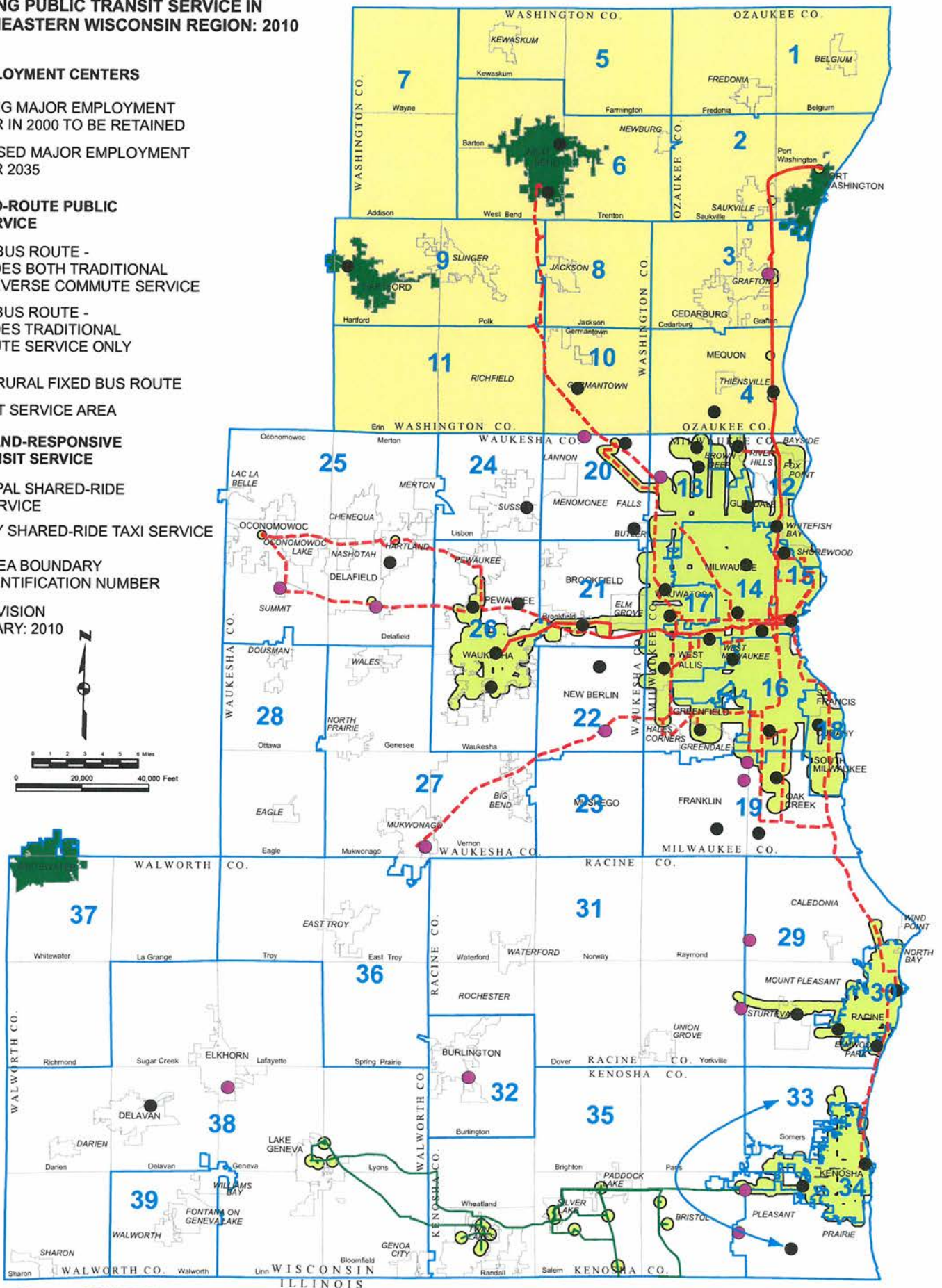
- RAPID BUS ROUTE - PROVIDES BOTH TRADITIONAL AND REVERSE COMMUTE SERVICE
- - - RAPID BUS ROUTE - PROVIDES TRADITIONAL COMMUTE SERVICE ONLY
- LOCAL RURAL FIXED BUS ROUTE
- TRANSIT SERVICE AREA

**LOCAL DEMAND-RESPONSIVE
PUBLIC TRANSIT SERVICE**

- MUNICIPAL SHARED-RIDE TAXI SERVICE
- COUNTY SHARED-RIDE TAXI SERVICE

39 SUB-AREA BOUNDARY AND IDENTIFICATION NUMBER

CIVIL DIVISION
BOUNDARY: 2010



Source: SEWRPC.

Map VIII-9

MAJOR EMPLOYERS AND EXISTING PUBLIC TRANSIT SERVICE IN THE SOUTHEASTERN WISCONSIN REGION: 2010

MAJOR EMPLOYERS

- ◆ EXISTING MAJOR EMPLOYERS WITH 500 OR MORE EMPLOYEES
- EXISTING MAJOR EMPLOYERS WITH 100 TO 499 EMPLOYEES (MAJOR EMPLOYERS WITH LESS THAN 500 EMPLOYEES ARE NOT SHOWN IN MILWAUKEE COUNTY)

LOCAL FIXED-ROUTE PUBLIC TRANSIT SERVICE

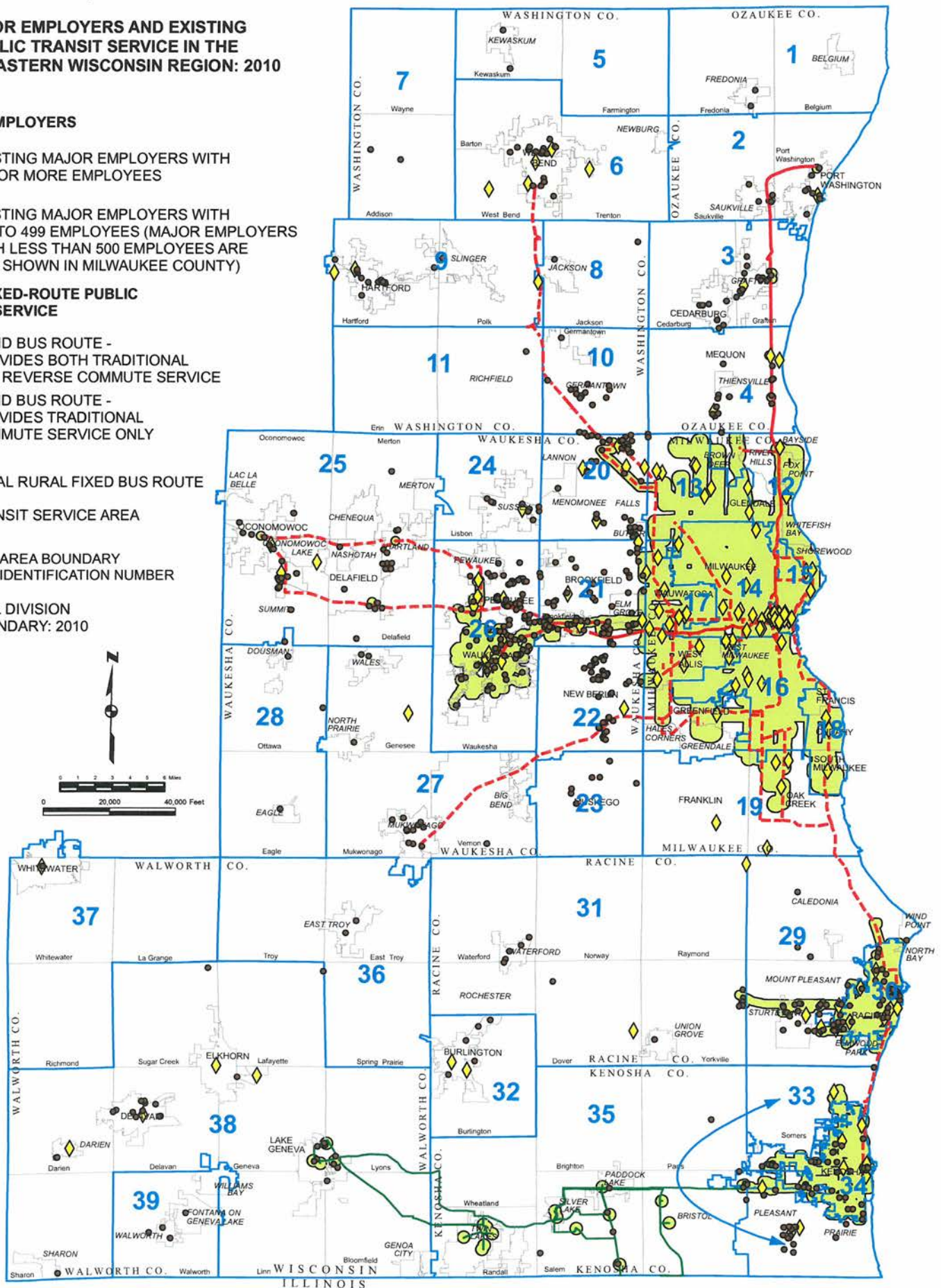
- RAPID BUS ROUTE - PROVIDES BOTH TRADITIONAL AND REVERSE COMMUTE SERVICE
- - RAPID BUS ROUTE - PROVIDES TRADITIONAL COMMUTE SERVICE ONLY

— LOCAL RURAL FIXED BUS ROUTE

TRANSIT SERVICE AREA

39 SUB-AREA BOUNDARY AND IDENTIFICATION NUMBER

— CIVIL DIVISION
BOUNDARY: 2010



Source: SEWRPC.

Map VIII-12

MAJOR EMPLOYMENT CENTERS AND THE PUBLIC TRANSIT ELEMENT OF THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN

MAJOR EMPLOYMENT CENTERS

- EXISTING MAJOR EMPLOYMENT CENTER IN 2000 TO BE RETAINED
- PROPOSED MAJOR EMPLOYMENT CENTER 2035

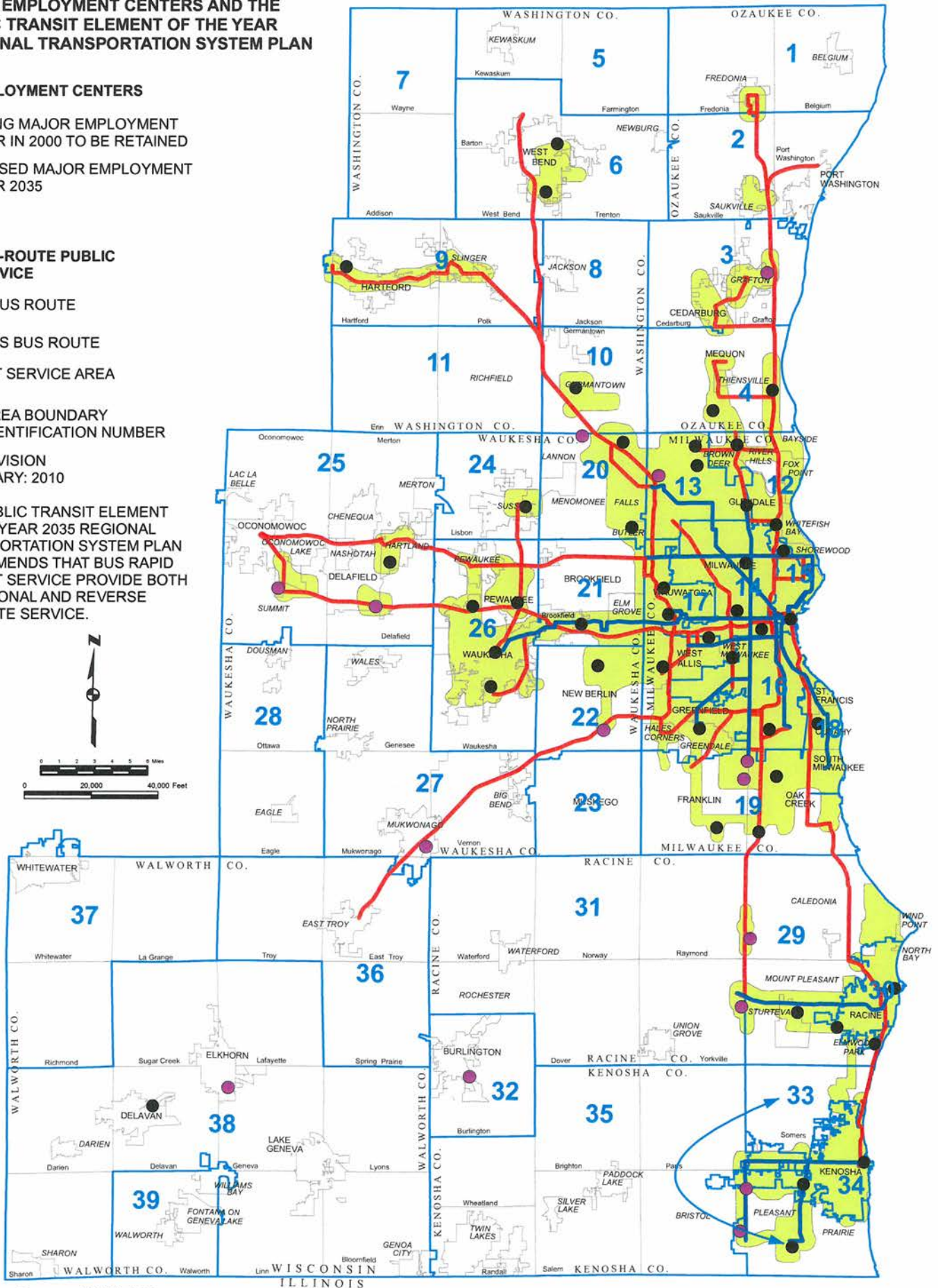
LOCAL FIXED-ROUTE PUBLIC TRANSIT SERVICE

- RAPID BUS ROUTE
- EXPRESS BUS ROUTE
- TRANSIT SERVICE AREA

39 SUB-AREA BOUNDARY
AND IDENTIFICATION NUMBER

— CIVIL DIVISION
BOUNDARY: 2010

NOTE: THE PUBLIC TRANSIT ELEMENT
OF THE YEAR 2035 REGIONAL
TRANSPORTATION SYSTEM PLAN
RECOMMENDS THAT BUS RAPID
TRANSIT SERVICE PROVIDE BOTH
TRADITIONAL AND REVERSE
COMMUTE SERVICE.



Source: SEWRPC.

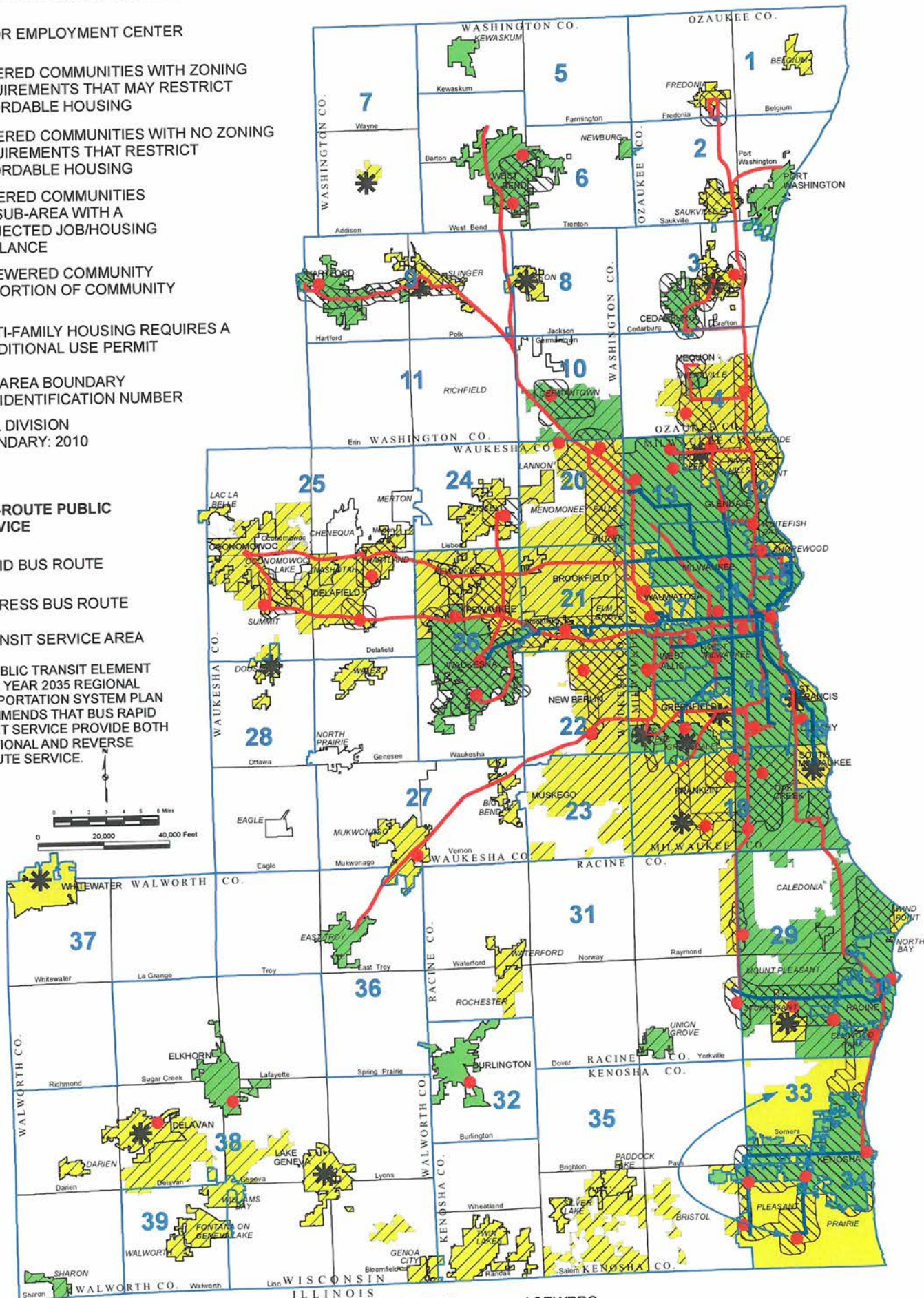
PUBLIC TRANSIT ELEMENT OF THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN IN RELATION TO AFFORDABLE HOUSING NEED

- MAJOR EMPLOYMENT CENTER
- SEWERED COMMUNITIES WITH ZONING REQUIREMENTS THAT MAY RESTRICT AFFORDABLE HOUSING
- SEWERED COMMUNITIES WITH NO ZONING REQUIREMENTS THAT RESTRICT AFFORDABLE HOUSING
- SEWERED COMMUNITIES IN A SUB-AREA WITH A PROJECTED JOB/HOUSING IMBALANCE
- UNSEWERED COMMUNITY OR PORTION OF COMMUNITY
- ✱ MULTI-FAMILY HOUSING REQUIRES A CONDITIONAL USE PERMIT
- 39 SUB-AREA BOUNDARY AND IDENTIFICATION NUMBER
- CIVIL DIVISION BOUNDARY: 2010

LOCAL FIXED-ROUTE PUBLIC TRANSIT SERVICE

- RAPID BUS ROUTE
- EXPRESS BUS ROUTE
- TRANSIT SERVICE AREA

NOTE: THE PUBLIC TRANSIT ELEMENT OF THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN RECOMMENDS THAT BUS RAPID TRANSIT SERVICE PROVIDE BOTH TRADITIONAL AND REVERSE COMMUTE SERVICE.



Source: Local Government Comprehensive Plans and Zoning Ordinances and SEWRPC.