

Attachment 3

Examples of Community Implementation of Regional Housing Plan 2013-2014

1. There has been an increase in the number of family apartments built outside the Cities of Milwaukee, Racine, and Kenosha using Low Income Housing Tax Credits (LIHTC):
 - In 2011, 48 percent of all LIHTC units in the Region were family units, but only 19 percent of LIHTC units outside the three major cities were family units (81 percent were units for the elderly or persons with disabilities)
 - In 2012 and 2013, 47 percent of units outside the three major cities awarded LIHTC were family units (249 of 531 units). New family developments include duplex units in the Town of Salem, the Meadow Ridge Apartments in the City of Waukesha, the Oconomowoc School Apartments in Oconomowoc, the Fox Crossing Apartments in the City of Burlington, and the Beaver Creek Apartments in the Village of Brown Deer.
2. The City of Oconomowoc adopted a new zoning ordinance that increased residential densities, allows a mix of housing types and sizes in most residential districts, and eliminated minimum home size requirements. Five of the seven residential zoning districts in the new ordinance are consistent with regional housing plan recommendations for densities that would better accommodate affordable housing.
3. Waukesha County has considered the recommendations of the housing plan when updating its zoning ordinance and reviewing proposed changes to town zoning ordinances. Specifically, the regional housing plan recommendation that zoning ordinances allow single-family homes of 1,200 square feet (to accommodate more affordable housing) was included in an amendment to the Town of Waukesha zoning ordinance, and housing plan recommendations for residential densities and apartment sizes for affordable housing were included in new County zoning regulations for urban planned unit developments.
4. Milwaukee County has developed an agreement form for communities that receive pass-through Community Development Block Grant and HOME program grant funds from the County. As a condition of receiving pass-through funds, a community must agree to implement at least three of eight activities listed in the agreement intended to affirmatively further fair housing. Several of the activities were derived from the regional housing plan, including working with SEWRPC to review and revise zoning ordinances to better accommodate affordable housing.
5. The City of Brookfield worked with a developer to redevelop the site of a former school with 10,000 square foot single-family lots. Typically, new residential lots in the City must be at least twice that size. Although the housing developed is not affordable to lower- and moderate-income households, it is substantially less expensive than other new single-family housing developed in the City.
6. The SEWRPC Advisory Committees for Transportation System Planning and Programming approved revised criteria for ranking and selecting transportation projects for Federal Highway Administration (FHWA) Surface Transportation Program – Milwaukee Urbanized Area (STP-M) funding and FHWA Congestion Mitigation and Air Quality Improvement Program (CMAQ) funding. Projects receive preferential scoring if they are located in a community that has a balance between job wages and housing costs and/or if the community has transit service. The new selection criteria apply to STP-M projects proposing a new street or highway or additional lanes on existing streets and highways, and to CMAQ projects which do not include alternatives to automobile travel.

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