



BACKGROUND

A regional housing plan was adopted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 2013. The housing plan recommends monitoring steps toward implementation and reporting on the results to determine progress towards achieving the plan vision and objectives. An ongoing, regionwide data collection effort is necessary to undertake this monitoring program. SEWRPC has taken the lead in this effort as part of its duties as the areawide planning agency for the Region; however, partnerships with Federal and State agencies and County and local governments are necessary to ensure the implementation reports are accurate and completed in a timely manner. Implementation reports are prepared on an annual basis, with more comprehensive reports prepared every five to 10 years.

IMPLEMENTATION ACTIVITIES IN 2016

The 2016 implementation report is based on the monitoring schedule set forth in Table 215 of the regional housing plan. Only activities that occurred in 2016 are included. The following list of activities may be incomplete. Please contact Commission staff at 262-547-6721 or sewrpc@sewrpc.org regarding any missing or inaccurate information.

REGIONAL HOUSING PLAN IMPLEMENTATION REPORT: 2016

VISION

"Provide financially sustainable housing for persons of all income levels, age groups, and special needs throughout the entire Southeastern Wisconsin Region."

OBJECTIVES

1. Provide decent, safe, sanitary, and financially sustainable housing for all current residents of the Region, and the Region's anticipated future population.
2. 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.
3. Maintain and expand the stock of subsidized housing in the Region to meet the anticipated need for such housing.
4. Provide accessible housing choices throughout the Region, including near major employment centers.
5. Eliminate housing discrimination in the Region.
6. Reduce economic and racial segregation in the Region.
7. Encourage the use of environmentally responsible residential development practices throughout the Region.
8. Encourage neighborhood design principles that provide housing in a physical environment that is healthy, safe, convenient, and attractive.

IMPLEMENTATION ACTIVITIES IN 2016 (Continued)

Recommendations to be Monitored by SEWRPC ^a	Monitoring Frequency	Measure	Activity
Shift school funding away from property tax	Annually	Formation of Task Force; State legislation and funding	<ul style="list-style-type: none"> No activity known to SEWRPC
Conduct education and outreach efforts (SEWRPC and Housing Trust Fund of Southeastern Wisconsin activities)	Annually	Number of workshops conducted	<ul style="list-style-type: none"> UWM Lecture Housing mobility discussion (HUD host) Affordable housing policy panel (Greater Milwaukee Foundation host) Housing policy roundtable with HUD Secretary (HUD host)
Assisted housing mobility program to assist low-income households move to less impoverished areas	Annually	Establishment of an assisted housing mobility program	<ul style="list-style-type: none"> Housing mobility discussion (HUD host)
Use of TIF for affordable housing	Annually	TID extensions and resulting funding used to benefit affordable housing	<ul style="list-style-type: none"> TID extensions for affordable housing have occurred in Milwaukee, Wauwatosa, and West Allis
Establish Smart Growth Dividend Program	Annually	Wisconsin Administrative Code and funding	<ul style="list-style-type: none"> No activity known to SEWRPC
Community job/housing balance analysis	Annually	SEWRPC assistance provided to sewerage communities to conduct a job/housing balance analysis; analyze local comprehensive plan amendments provided each year; provide job/housing balance analysis to communities that request a sewer service area extension; document job/housing balance analyses conducted by communities	<ul style="list-style-type: none"> St. Francis adopted a 10-year comprehensive plan update, the City has a job/housing balance Elkhorn adopted a 10-year comprehensive plan update, the City has a possible shortage of lower-cost housing and included a housing objective recognizing the housing needs of a diverse population Menomonee Falls adopted a 10-year comprehensive plan update, the Village conducted a housing price overview in response to a possible moderate-cost housing shortage. The Village analysis found no shortage, but recognizes the need to accommodate future moderate-cost housing development
Implementation of public transit element of the regional transportation plan	Annually	Vehicle miles of public transit service	<ul style="list-style-type: none"> Regional transportation plan recommends significant public transit improvement and expansion, service has declined by 18 percent since 2001 due to funding constraints Milwaukee County adopted a wheel tax to help fund public transit in 2016
Statewide job/housing balance analysis	Annually	Completion of a Statewide job/housing balance analysis	<ul style="list-style-type: none"> WHEDA created job/housing balance related category for the 2015-2016 LIHTC Qualified Allocation Plan (QAP) based on a Statewide analysis
Amend State TIF law	Annually	Legislation prohibiting the creation of a new TIF district that exacerbates a current or projected job/housing imbalance	<ul style="list-style-type: none"> Four TIF bills became law in 2016, none of which appear directly applicable to the recommendation

Recommendations to be Monitored by SEWRPC^a	Monitoring Frequency	Measure	Activity
Economic development incentives	Annually	Grants and other incentives awarded in communities that can demonstrate a current or projected job/housing balance	<ul style="list-style-type: none"> No activity known to SEWRPC
Establish revised TIP criteria	Annually	Inclusion of affordable housing, job/housing balance, and/or transit related criteria in TIP project selection process	<ul style="list-style-type: none"> Factored in selecting certain projects for the 2017-2020 TIP, which was adopted in 2016
Employer assisted housing programs	Annually	Establishment of employer assisted housing programs and number of households assisted	<ul style="list-style-type: none"> No activity known to SEWRPC
System to document number of migrant agricultural workers	Annually	Implementation of a system to document the number of migrant workers without a work agreement	<ul style="list-style-type: none"> No activity known to SEWRPC
Compile information on accessible housing units	Annually ^b	Number of multifamily units constructed and percentage of accessible single-family homes estimated from American Housing Survey; community information from assessment records if available	<ul style="list-style-type: none"> Most multifamily housing units built after 1991 must include minimum accessibility features required by Federal and State fair housing laws 12,750 multifamily housing units were built in the Region between 2010 and 2016 (about 49 percent of all housing units) See Tables 1 – 3 for additional information regarding housing units by structure type
Continue to support funding for publicly funded long term care programs	Annually	Maintain funding for programs such as Family Care, IRIS, and Family Care Partnership	<ul style="list-style-type: none"> Family Care program expanded Statewide, IRIS and Family Care Partnership programs maintained
Modify government programs to allow renters to use funding sources for accessibility programs	Annually	Government programs that do not fund accessibility modifications for renters are modified to allow renters to use funding sources that are available to homeowners	<ul style="list-style-type: none"> No activity known to SEWRPC
Simplify and maintain Federal subsidized housing programs	Annually	Streamlined Federal subsidized housing programs and maintain or expand funding for subsidized housing in the Region	<ul style="list-style-type: none"> Housing Authority of the City of Milwaukee (HACM) received a Rental Assistance Demonstration (RAD) award from HUD, which will allow public housing units to be converted to project-based Section 8 Vouchers and provide more funding for maintenance and renovations
Maintain and expand the amount of subsidized and tax credit housing	Annually	The number of subsidized housing vouchers and units and Low Income Housing Tax Credit (LIHTC) units	<ul style="list-style-type: none"> Tables 4-7 present the number of Section 8 Housing Choice Vouchers, project-based housing units managed by public housing agencies (PHAs), LIHTC units, and recent LIHTC awards in the Region.^c Section 8 vouchers increased by about 10 percent^d and LIHTC units increased by about 41 percent between 2011 and 2016. Nine projects within the Region, all within the City of Milwaukee, were awarded tax credits in 2016
Revise LIHTC application	Annually	Revisions to Qualified Application Plan (QAP) relative to regional housing plan recommendations	<ul style="list-style-type: none"> All housing plan recommendations were incorporated during the 2013-2014 and 2015-2016 LIHTC award cycles (see Table 8 for 2015-2016 QAP scoring categories)

Recommendations to be Monitored by SEWRPC^a	Monitoring Frequency	Measure	Activity
Form affordable housing partnerships	Annually	New LIHTC units or other subsidized housing resulting from community/nongovernmental organization (NGO) partnerships	<ul style="list-style-type: none"> • LIHTC program is routinely used in partnership with other sources to produce affordable housing units • HACM continued redevelopment of the West Lawn public housing development and surrounding neighborhood in 2016 with a \$30 million Choice Neighborhood grant and \$251 million in additional resources from over 25 public and private partners • Slinger Housing Authority used a creative funding mechanism that involved transferring partial ownership of properties to a private developer for a 15 year period. \$3 million was generated to fund improvements to the authority's 49 properties • The City and County of Racine, in collaboration with several NGOs, established the Racine Revitalization Partnership and is seeking community housing development organization (CHDO) status to receive HOME funding for affordable housing • The City of Milwaukee Annual Housing Fair was held in November with a number of NGOs to provide information on loans, home repair guidance, home insurance options, energy programs, and buying City owned properties
Recognize Section 8 Housing Choice Vouchers as a source of income under Wisconsin Open Housing Law	Annually	Amendment to Wisconsin Open Housing Law recognizing Section 8 Housing Choice Vouchers as lawful source of income	<ul style="list-style-type: none"> • No activity known to SEWRPC
Administer Section 8 Housing Choice Vouchers regionally	Annually	Establishment of a regional Section 8 Housing Choice program and number of vouchers ported between individual jurisdictions	<ul style="list-style-type: none"> • Topic discussed at housing mobility discussion (HUD host)
Establish a Housing Trust Fund for Southeastern Wisconsin	Annually	Establishment and scope of Housing Trust Fund for Southeastern Wisconsin	<ul style="list-style-type: none"> • No activity known to SEWRPC • Substantial Amendment No. 2 to the State 2015-2019 Consolidated Plan designates WHEDA as the administrator of the National Housing Trust Fund in Wisconsin (over \$3 million was allocated to Wisconsin)
Modest single-family and multifamily housing development for affordable housing and job housing balance	Five years	Number of building permits by structure type and density	<ul style="list-style-type: none"> • Information to be compiled for the 2018 implementation report
Require sub-grantees to Affirmatively Further Fair Housing (AFFH)	Five years	Documentation of sub-grantee obligation; distribution of minority population	<ul style="list-style-type: none"> • Information to be compiled for the 2018 implementation report

Recommendations to be Monitored by SEWRPC^a	Monitoring Frequency	Measure	Activity
Implementation of comprehensive plan recommendations	10 years ^e	Recommendations incorporated into sewer community and County comprehensive plans (areas designated for multifamily and higher-density single-family development, housing variety, job/housing balance analysis)	<ul style="list-style-type: none"> Information will be compiled for the next regional housing plan update
Implementation of zoning ordinance recommendations	10 years	Recommendations incorporated into sewer community and County ^f zoning ordinances (zoning regulations for higher-density multifamily and single-family development, minimum home size requirements, flexible zoning districts, façade and landscaping requirements)	<ul style="list-style-type: none"> Information will be compiled for the next regional housing plan update
Adopt programs and ordinances for maintenance of existing housing stock	10 years	Recommendations in comprehensive plans for programs to maintain housing stock and adopted implementing ordinances	<ul style="list-style-type: none"> Information will be compiled for the next regional housing plan update
Review site improvement standards	10 years	Review requirements for street-cross-sections and construction review fees	<ul style="list-style-type: none"> Information will be compiled for the next regional housing plan update
Reduce or waive impact fees for affordable housing	10 years	Impact fees for single-family and multifamily housing that meet the affordability threshold for lot size, unit size, and density in sewer communities, based on impact fee ordinance requirements	<ul style="list-style-type: none"> Information will be compiled for the next regional housing plan update
Requirements or incentives for universal design	10 years	Adoption of accessibility or universal design requirements or incentives in local ordinances	<ul style="list-style-type: none"> Information will be compiled for the next regional housing plan update
Expand partners in Continuum of Care (CoC) plans	10 years	Partners, programs, and funding sources included in CoC Plans to address homelessness	<ul style="list-style-type: none"> Information will be compiled for the next regional housing plan update (see Table 9 and Map 1 for existing CoC organizations in Wisconsin)
Neighborhood planning and development design standards	10 years	Preparation of neighborhood plans and design standards incorporated into sewer community and County ^f comprehensive plans and implementing ordinances	<ul style="list-style-type: none"> Information will be compiled for the next regional housing plan update

^a Full recommendations are presented in Part 3 of Chapter XII of SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.

^b Monitoring frequency is listed as five years in Table 215. Data on structure type is compiled annually. Data on accessible single-family housing units is compiled on a five year basis.

^c Information will be compiled regarding additional types of subsidized housing for the 10-year plan update.

^d The actual number of vouchers in use by PHAs may be less than the number allotted, which fluctuates based on available funding, participating households, and the funding level needed to make up the difference between 30 percent of a household's income and the actual rent for a housing unit. The number of Section 8 vouchers allocated in the Region remained the same between 2015 and 2016, based on the data provided to SEWRPC.

^e Comprehensive plan amendments submitted to SEWRPC are analyzed each year for implementation of housing plan recommendations and summarized for the annual implementation report.

^f Applies to Counties with general zoning ordinances.

Table 1
Housing Units by Structure Type in the Region: 2010^a

County	Single-Family ^b		Two-Family		Multifamily		Total ^c	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Kenosha	49,946	72.1	5,341	7.7	14,011	20.2	69,298	100.0
Milwaukee	216,047	51.7	72,032	17.2	129,934	31.1	418,013	100.0
Ozaukee	29,014	80.0	1,931	5.3	5,347	14.7	36,292	100.0
Racine	60,800	74.0	5,071	6.1	16,338	19.9	82,209	100.0
Walworth	39,467	76.5	2,140	4.2	9,949	19.3	51,556	100.0
Washington	42,172	77.0	2,669	4.9	9,897	18.1	54,738	100.0
Waukesha	124,212	77.2	3,959	2.4	32,778	20.4	160,949	100.0
Region	561,658	64.3	93,143	10.7	218,254	25.0	873,055	100.0

^a 2010 data includes 2000 Census data plus the number of building permits issued for each type of housing unit from 2000 to January 1, 2010. Building permit data were provided by the Wisconsin Department of Administration.

^b Includes mobile homes.

^c Totals are based on all housing units, including occupied and vacant units.

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC

Table 2
Change in Housing Units by Structure Type in the Region: 2010-2016

County	New Housing Units				Housing Unit Losses				Net Change in Housing Units			
	Single-Family	Two-Family	Multifamily	Total	Single-Family	Two-Family	Multifamily	Total	Single-Family	Two-Family	Multifamily	Total
Kenosha	1,134	42	976	2,152	263	38	67	368	871	4	909	1,784
Milwaukee	1,668	490	6,839	8,997	1,335	2,181	1,327	4,863	313	-1,691	5,512	4,134
Ozaukee	1,019	56	481	1,556	84	6	0	90	935	50	481	1,466
Racine	1,056	136	606	1,798	210	44	472	726	846	92	134	1,072
Walworth	1,120	54	313	1,487	372	10	30	412	748	44	283	1,075
Washington	1,645	200	716	2,561	105	8	0	113	1,540	192	716	2,448
Waukesha	4,412	272	2,819	7,503	558	6	79	643	3,854	266	2,740	6,860
Region	12,054	1,250	12,750	26,054	2,947	2,293	1,975	7,215	9,107	-1,043	10,775	18,839

Note: The Wisconsin Department of Administration conducts an annual survey of each local government to collect data on the current housing stock. Respondents generally use building permits and demolition permits to report changes in housing units that are reported by structure type: single-family (including mobile homes), two-family, and multifamily buildings. This table reports changes in the Region's housing stock from January 1, 2010 to January 1, 2017.

Source: Wisconsin Department of Administration Annual Housing Survey and SEWRPC

Table 3
Housing Units by Structure Type in the Region: 2016^a

County	Single-Family ^b		Two-Family		Multifamily		Total ^c	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Kenosha	50,817	71.5	5,345	7.5	14,920	21.0	71,082	100.0
Milwaukee	216,360	51.2	70,341	16.7	135,446	32.1	422,147	100.0
Ozaukee	29,949	79.3	1,981	5.3	5,828	15.4	37,758	100.0
Racine	61,646	74.0	5,163	6.2	16,472	19.8	83,281	100.0
Walworth	40,215	76.4	2,184	4.2	10,232	19.4	52,631	100.0
Washington	43,712	76.4	2,861	5.0	10,613	18.6	57,186	100.0
Waukesha	128,066	76.3	4,225	2.5	35,518	21.2	167,809	100.0
Region	570,765	64.0	92,100	10.3	229,029	25.7	891,894	100.0

^a 2016 data includes 2010 Census data plus the number of building permits issued for each type of housing unit from 2010 to January 1, 2010. Building permit data were provided by the Wisconsin Department of Administration.

^b Includes mobile homes.

^c Totals are based on all housing units, including occupied and vacant units.

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC

Table 4
Section 8 Housing Vouchers Allotted in the Region: 2016

Public Housing Agency ^a	Housing Choice Vouchers		Project-Based Vouchers		Total Vouchers	
	Number	Percent	Number	Percent	Number	Percent
Kenosha County						
City of Kenosha Housing Authority	1,211 ^b	9.1	0	0.0	1,211	8.4
Kenosha County Housing Authority ^c	100	0.7	0	0.0	100	0.7
County Total	1,311	9.8	0	0.0	1,311	9.1
Milwaukee County						
Housing Authority of the City of Milwaukee	5,942 ^d	44.4	548	56.1	6,490	45.2
Milwaukee County Housing Division	1,660	12.4	329	33.7	1,989	13.9
West Allis Housing Authority	457 ^e	3.4	100 ^f	10.2	557	3.9
County Total	8,059	60.2	977	100.0	9,036	63.0
Ozaukee County						
WHEDA	125	0.9	0	0.0	125	0.9
County Total	125	0.9	0	0.0	125	0.9
Racine County						
The Housing Authority of Racine County	1,646 ^g	12.3	0	0.0	1,646	11.5
County Total	1,646	12.3	0	0.0	1,646	11.5
Walworth County						
Walworth County Housing Authority	410	3.1	0	0.0	410	2.8
County Total	410	3.1	0	0.0	410	2.8
Washington County						
Hartford Community Development Authority ^h	148	1.1	0	0.0	148	1.0
West Bend Housing Authority ^h	244	1.8	0	0.0	244	1.7
WHEDA	102	0.8	0	0.0	102	0.7
County Total	494	3.7	0	0.0	494	3.4
Waukesha Countyⁱ						
New Berlin Housing Authority	88	0.7	0	0.0	88	0.6
Housing Authorities of the City and County of Waukesha	1,243	9.3	0	0.0	1,243	8.7
County Total	1,331	10.0	0	0.0	1,331	9.3
Region Total	13,376	100.0	977	100.0	14,353	100.0

^a Includes only public housing agencies that administer housing vouchers.

^b Includes 41 family-unification vouchers, 89 vouchers for people with disabilities, and two vouchers for Veterans Affairs Supportive Housing (VASH).

^c Kenosha County Housing Authority vouchers are administered by the City of Kenosha Housing Authority.

^d Includes 100 vouchers for people with disabilities and 273 vouchers for VASH.

^e Includes 100 vouchers for VASH.

^f All 100 vouchers are for the Beloit Road Senior Housing Complex. The West Allis Housing Authority does not receive any direct Federal rent-assistance funding for the Beloit Road complex.

^g Includes 14 vouchers for VASH.

^h All PHA voucher programs in Washington County are administered by WHEDA.

ⁱ The voucher programs for all PHAs in Waukesha County are administered by the Housing Authorities of the City and County of Waukesha.

Source: Public Housing Agencies and SEWRPC

Table 5
Public Housing Units Managed by Public Housing Agencies (PHA) in the Region: 2016

Public Housing Agency ^a	Family Units		Elderly/Special Needs Units		Total Units	
	Number	Percent	Number	Percent	Number	Percent
Milwaukee County						
Housing Authority of the City of Milwaukee	2,881	93.1	1,919	81.5	4,800	88.1
South Milwaukee Housing Authority	52	1.7	8	0.3	60	1.1
West Allis Housing Authority	0	0.0	104 ^b	4.4	104 ^b	1.9
County Total	2,933	94.8	2,031	86.2	4,964	91.1
Racine County						
Housing Authority of Racine County	0	0.0	24	1.0	24	0.4
County Total	0	0.0	24	1.0	24	0.4
Washington County						
Slinger Housing Authority	8	0.3	41	1.7	49	0.9
West Bend Housing Authority	0	0.0	146	6.2	146	2.7
County Total	8	0.3	187	7.9	195	3.6
Waukesha County						
Housing Authorities of the City and County of Waukesha	152	4.9	114	4.9	266	4.9
County Total	152	4.9	114	4.9	266	4.9
Region Total	3,093	100.0 ^c	2,356	100.0 ^c	5,449	100.0

^a Includes only public housing agencies that manage low-rent public housing units. Some of the units managed by PHAs may have project-based housing vouchers attached to them or may be occupied by a household with a housing choice voucher.

^b The West Allis Housing Authority does not receive any Federal rent-assistance funding for the Beloit Road Senior Housing complex, but does receive 100 project-based vouchers for the complex.

^c About 57 percent of public housing units are designated to be occupied by families, and the remaining 43 percent are designated for occupancy by the elderly or people with disabilities.

Source: Public Housing Agencies and SEWRPC

Table 6
Low Income Housing Tax Credit (LIHTC) Units in the Region by County: 2016^a

County	Family		Elderly		Other ^b		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Kenosha County	318	3.7	764	8.9	193	11.0	1,275	6.7
Milwaukee County	6,876	80.0	4,873	57.0	1,258	71.4	13,007	68.8
Ozaukee County	32	0.4	322	3.8	48	2.7	402	2.1
Racine County	593	6.9	659	7.7	137	7.8	1,389	7.4
Walworth County	230	2.7	295	3.4	73	4.2	598	3.2
Washington County	195	2.3	348	4.1	32	1.8	575	3.0
Waukesha County	344	4.0	1,295	15.1	20	1.1	1,659	8.8
Region Total	8,588	100.0 ^c	8,556	100.0 ^c	1,761	100.0 ^c	18,905	100.0

^a Includes only units in which allocated credits have been placed-in-service. Does not include units with allocated credits that have not been completed or fully occupied.

^b Includes units in complexes for people with disabilities/majority people with disabilities, homeless/majority homeless, and residential care apartment complexes (RCAC).

^c Of the 18,905 LIHTC units in service, 46 percent are designated for families, 45 percent for the elderly, and 9 percent for people with disabilities, housing for the homeless, or RCACs.

Source: Wisconsin Housing and Economic Development Authority (WHEDA) and SEWRPC

Table 7
Low-Income Housing Tax Credit (LIHTC) Awards in the Region
by County and Community: 2012-2016^a

County/Community	Name	Year of Award	Household Type	Low-Income Units	Total Units
Kenosha County					
Town of Salem	Meadows of Mill Creek ^{b, c}	2012	Family	20	24
Village of Twin Lakes	Residences on Main ^{b, c}	2012	Elderly	21	24
City of Kenosha	Residences at Library Park ^d	2013	Family	38	46
	5th Avenue Lofts ^b	2014	Majority Family	40	60
	Saxony Manor ^e	2014	Elderly	224	224
County Total	--	--	--	343	378
Milwaukee County					
City of Milwaukee	Florist Garden Apartments ^{c, e}	2011 ^f	Family	77	80
	Family Supportive Housing at Center and Buffum ^{b, c}	2012	Supportive	37	37
	Farwell Studio Apartments ^{c, d}	2012	Mixed	34	34
	Impact Milwaukee I ^{c, e}	2012	Family	24	24
	LBWN – Rent to Own Homes ^{c, e}	2012	Family	24	24
	Northside Homeowners' Initiative II ^{c, e}	2012	Family	30	30
	Northside Neighborhood Initiative II ^{c, e}	2012	Family	60	60
	UMCS Phase III ^{b, c}	2012	Family	24	24
	700 Lofts ^d	2013	Family	41	49
	Appleton Heights Townhomes ^b	2013	Family	15	18
	Glendale Heights Townhomes ^b	2013	Family	15	18
	Ingram Place Apartments ^b	2013	Family	45	53
	Paper Box Lofts ^{c, d}	2013	Family	61	72
	Washington Park Homeowners' Initiative ^{c, e}	2013	Family	42	42
	Community for Returning Women Soldiers ^b	2013 ^g	Mixed	23	26
	Milwaukee Prosperity Harambee ^e	2013 ^g	Family	32	35
	Greenwich Park Apartments ^b	2014	Majority Family	45	53
	Milwaukee Prosperity ^e	2014	Family	34	35
	Sherman Park Homeowners' Initiative ^h	2014	Majority Family	40	40
	Haymarket Lofts ^e	2015	Majority Family	64	72
	Shoe Factory Lofts ^e	2015	Majority Family	47	55
	Harm Reduction Housing ^b	2015	Supportive	24	24
	Century City Homeowners Initiative ^h	2015 ⁱ	Majority Family	40	40
	15th and North Apartments ^h	2016	Majority Family	55	64
	5th Street School Apartments ^d	2016	Majority Elderly	44	48
	704 Place Apartments ^b	2016	Majority Family	47	56
	Century Building ^d	2016	Majority Family	42	50
	CityPlace ^b	2016	Majority Family	43	51
	Historic Garfield Redevelopment, Phase 1 ^b	2016	Family	35	41
	St. Anthony's Apartments ^d	2016	Mixed	60	60
	Victory Manor LLC ^b	2016	Majority Family	54	60
	Washington Park Townhomes ^b	2016	Majority Family	40	40
	City of Cudahy	Layton Square ^b	2015	Majority Family	50
Village of Brown Deer	Beaver Creek Apartments ^b	2013	Majority Family	37	44
	Bradley Crossing II ^b	2013	Majority Supportive	54	54
County Total	--	--	--	1,439	1,570
Ozaukee County					
None	--	--	--	0	0
County Total	--	--	--	0	0

Table continued on next page.

Table 7 (Continued)

County/Community	Name	Year of Award	Household Type	Low-Income Units	Total Units
Racine County					
Village of Caledonia	Parkview III ^{b,c}	2012	Elderly	73	73
City of Burlington	Fox Crossing Apartments ^{b, c}	2013	Family	21	24
	Fox Crossing II ^b	2015	Majority Family	29	32
City of Racine	1520 Clark Street ^e	2015	Majority Family	65	74
County Total	--	--	--	188	203
Walworth County					
Cities of Elkhorn and Lake Geneva	Walworth Apartments ^{c,e}	2012	Majority Elderly	134	139
City of Whitewater	Whitewater Woods Apartments ^e	2014	Majority Family	40	40
County Total	--	--	--	174	179
Washington County					
None	--	--	--	0	0
County Total	--	--	--	0	0
Waukesha County					
City of Waukesha	Hillcrest Apartments ^e	2012	Family	60	60
	Meadow Ridge Apartments ^b	2013	Family	61	70
City of Oconomowoc	Oconomowoc School Apartments ^{c,d}	2012	Family	50	55
County Total	--	--	--	171	185
Region Total	--	--	--	2,315	2,515

^a Credits awarded as of April 2016.

^b New construction.

^c Credits in service as of April 2016.

^d Adaptive reuse of existing non-residential building for multifamily housing.

^e Awarded credits to rehabilitate existing units.

^f Project not included on Table 173 in the regional housing plan, which lists projects that received low-income housing tax credits between 2006 and 2011.

^g Project awarded credits in October 2013 under the LIHTC set-aside for Veteran and High-Impact Projects (VHIP).

^h Includes both new construction and the rehabilitation of existing units.

ⁱ Project awarded credits in September 2015 under the High Impact Project Reserve (HIPR) program.

Source: Wisconsin Housing and Economic Development Authority (WHEDA) and SEWRPC

Table 8
WHEDA Low-Income Housing Tax Credit (LIHTC) Qualified
Allocation Plan (QAP) Scoring Categories: 2015-2016

Category	Description	Potential Scoring Points
Lower-Income Areas	Development is located within a qualified census tract and contributes to a community revitalization or redevelopment plan and/or is located on Federally designated tribal land.	Up to 5 points
Energy Efficiency and Sustainability	Development is designed to promote long term energy efficiency and sustainability through project design and site location, has a high Walkscore, and/or is near a transit stop.	Up to 43 points
Community Notification and Support	Local notice form signed by elected official or planning director submitted (2 points; local approval not required). Up to six points awarded for letters of support from elected and non-elected local officials, housing authorities, neighborhood groups, or major employers.	Up to 8 points
Mixed-Income Incentive	Development offers both affordable and market rate units.	Up to 15 points
Serves Larger Families (3-bedroom or larger units)	Development offers at least 5 percent of total units with three or more bedrooms.	Up to 8 points if 16 percent or more of units are three or more bedrooms.
Serves Lowest Income Residents	Development reserves units for households with incomes of 50 percent or less than county median income (CMI).	Up to 70 points; 10 point bonus if an application includes six or more units for households at 30 percent CMI.
Integrated Supportive Housing	Development will provide supportive services in an integrated setting (less than 25 percent of residents require services).	Up to 15 points; 5 point bonus if some or all of the services are designed to address the needs of Veterans.
Elderly Assisted Living - RCACs	Development will provide supportive services to elderly persons in a certified Residential Care Apartment Complex (RCAC).	Up to 18 points
Rehab/Neighborhood Stabilization	Development proposes rehabilitation, or acquisition and rehabilitation, of existing single-family, two-family, or four-family housing as part of a targeted, city-supported plan to stabilize neighborhoods due to vacant properties and/or foreclosure.	Up to 30 points
Universal Design	Development offers architectural features that increase accessibility.	Up to 23 points
Financial Participation	Development has financial participation secured by the applicant for permanent (not construction) financing. Option A: One point for each percentage point of financial participation, including loans, grants, or cash donations from local governments, Federal agencies, the Federal Home Loan Bank, TIF financing, or area employers. Option B: Points determined by dividing the dollar amount of qualified cost reductions by the total development costs plus the cost reductions.	Up to 25 points; one or both options can be used.
Ownership Characteristics	Development where the controlling entity (managing member or general partner) is partially owned and controlled by a member of a minority group or a tax-exempt organization.	Up to 6 points
Eventual Tenant Ownership	All units are intended for eventual low-income resident ownership.	3 points
Project Development Team	Development team (developer, management agent, and consultant) will be evaluated based on past performance and previous tax credit program experience.	Up to 50 points
Readiness to Proceed	Development has permissive zoning in place for multifamily housing.	15 points
Credit Usage	Development uses relatively fewer credits per low income unit produced.	Up to 40 points
Employment Centers and High Need Areas	Developments that are near employment centers and/or located in areas with high occupancy rates where data suggests a severe housing need or an imbalance between housing and employment opportunities, or a local government has issued an RFP/RFQ to develop a project on publicly-owned land.	Up to 10 points for development near employment centers; Up to 20 points total if additional characteristics exist.
Maximum Possible Score: 409 points		

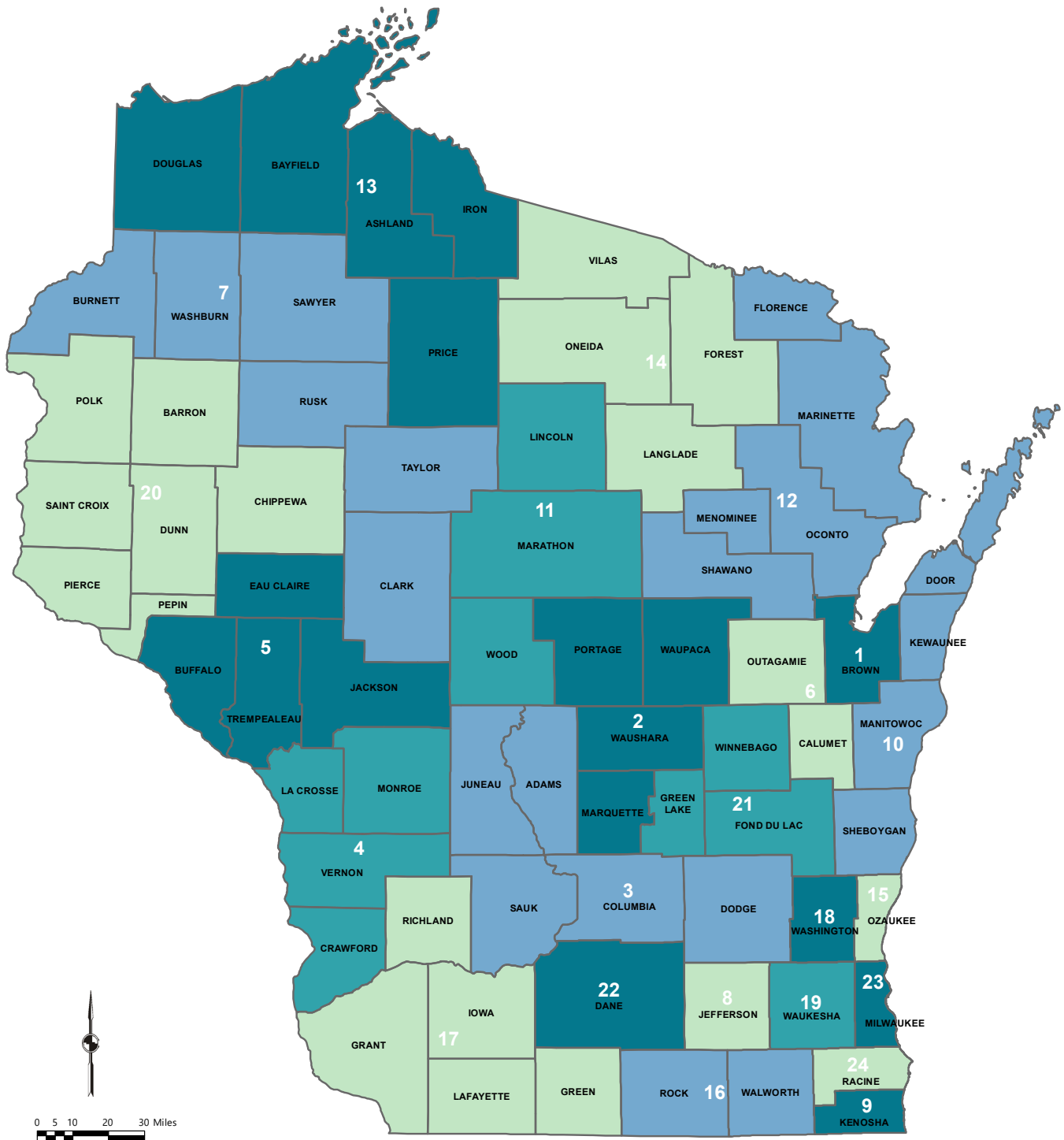
Source: Wisconsin Housing and Economic Development Authority (WHEDA) and SEWRPC

Table 9
Wisconsin Continuum Of Care (CoC) Organizations for Homelessness Assistance: 2016

Number on Map 1	Name	Counties Included
CoC in Balance of State Area		
1	Brown CoC	Brown
2	CAP CoC	Marquette, Portage, Waupaca, Waushara
3	Central CoC	Adams, Columbia, Dodge, Juneau, Sauk
4	Couleecap CoC	Crawford, La Crosse, Monroe, Vernon
5	Dairyland CoC	Buffalo, Eau Claire, Jackson, Trempealeau
6	Fox Cities CoC	Calumet, Outagamie
7	Indianhead CoC	Burnett, Clark, Rusk, Sawyer, Taylor, Washburn
8	Jefferson CoC	Jefferson
9	Kenosha CoC	Kenosha
10	Lakeshore CoC	Door, Kewaunee, Manitowoc, Sheboygan
11	North Central CoC	Lincoln, Marathon, Wood
12	Northeast CoC	Florence, Marinette, Menominee, Oconto, Shawano
13	Northwest CoC	Ashland, Bayfield, Douglas, Iron, Price
14	N*Wish CoC	Forest, Langlade, Oneida, Vilas
15	Ozaukee CoC	Ozaukee
16	Rock Walworth CoC	Rock, Walworth
17	Southwest CoC	Grant, Green, Iowa, Lafayette, Richland
18	Washington CoC	Washington
19	Waukesha CoC	Waukesha
20	West Central CoC	Barron, Chippewa, Dunn, Pepin, Pierce, Polk, St. Croix
21	Winnebagoland CoC	Fond du Lac, Greek Lake, Winnebago
CoC Outside Balance of State Area		
22	Dane CoC	Dane
23	Milwaukee CoC	Milwaukee
24	Racine City and County CoC	Racine

Source: Institute for Community Alliances and SEWRPC

Map 1 Continuum of Care (CoC) Organizations



Notes:
 See Table 9 for CoC names and counties included in each CoC.
 Local CoCs outside of Dane, Milwaukee, and Racine Counties together make up the Balance of State (BOS) CoC.
 Source: Institute for Community Alliances and SEWRPC