

YEAR 2035 REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN



BROCHURE 2

OCTOBER 2010

EXECUTIVE SUMMARY

Preparation of a housing plan for the seven-county Southeastern Wisconsin Region is underway. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is preparing a regional housing plan that will address the availability, distribution, and density of housing, with a focus on affordable housing. Work on the plan was initiated in 2009. A draft plan is anticipated to be completed in late 2011. Information about the plan, including draft chapters produced to date, is available on the project website or by contacting the Commission staff (website and contact information is provided on page 2).

The planning work is being guided by a 29-member Regional Housing Plan Advisory Committee. The SEWRPC Environmental Justice Task Force also reviews and comments on plan materials. The Regional Housing Plan Advisory Committee has developed the following **housing vision** for the plan:

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

HOUSING ISSUES TO BE ADDRESSED

The following components of the regional housing problem were identified through input received from concerned public officials, housing advocates, homebuilders, and public review of the regional housing plan scope of work, and will be addressed in the plan:



- An imbalance between jobs and housing in sub-areas of the Region and the Region as a whole, particularly an adequate supply of affordable, or "workforce," housing near employment centers;
- Challenges faced in sustaining the present supply of subsidized housing stock in the Region;
- A need for accessible housing stock to accommodate persons with disabilities;
- Housing discrimination;
- Concentration of low-income and minority populations in the Region's central cities;
- The need to encourage sustainable, or environmentally responsible, residential development practices;
- The national economic recession and related housing crisis beginning in 2008, which has resulted in falling home prices, restrictions of credit for home mortgages, foreclosures and abandoned homes in many neighborhoods, and a lack of funding for affordable housing financed through tax credit programs.

Objectives and related standards have been developed to support the housing vision and address each of the seven components of the regional housing problem.

MAJOR FINDINGS TO DATE

- A community would need to provide areas for the development of a 1,100 square foot single-family home on a 10,000 square foot lot in order to provide **new affordable housing for moderate-income households** (households that earned \$44,160 in 2008, or 80 percent of the median annual household income of \$55,200 in the Region). Forty of the 88 communities that provide sanitary sewer service include a district in their zoning ordinance that allows the development of homes having these characteristics (See Map 1).

- A community would need to provide areas for the development of multi-family housing at a density of at least 10 dwelling units per acre, and a two bedroom dwelling unit size of 800 square feet or less, in order to provide **new affordable housing for low-income households** (households that earned \$27,600 in 2008, or 50 percent of the Region's median household income). Forty of the 88 communities that provide sanitary sewer service include a district in their zoning ordinance that allows multi-family development having these characteristics (See Map 2). A density of at least 18 dwelling units per acre may be necessary for affordable multi-family housing in the central cities.
- **Subsidies** would be necessary to develop new affordable housing for households that earn less than 50 percent of the median household income.

CONTACT INFORMATION

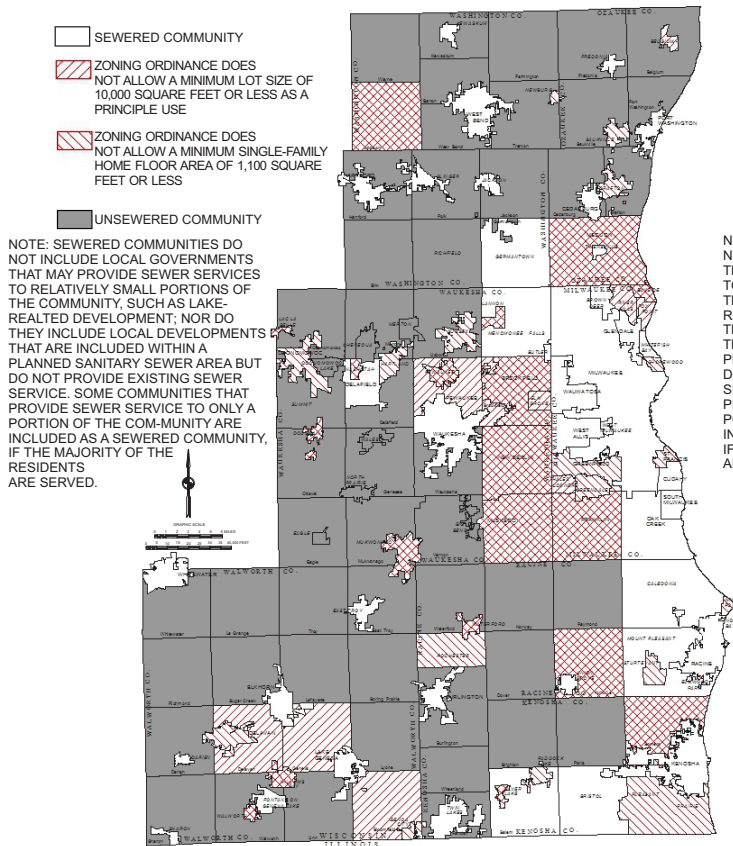
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Source: Continuum Architects + Planners.

Map 1

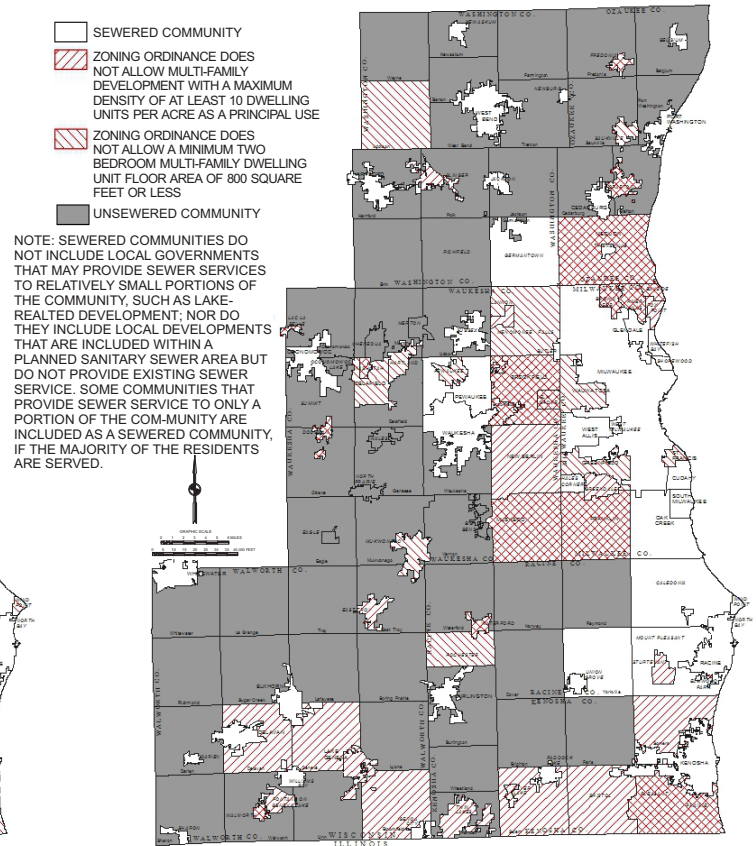
SEWERED COMMUNITIES WHERE RESIDENTIAL ZONING DISTRICT MINIMUM LOT SIZE AND MINIMUM FLOOR AREA REQUIREMENTS MAY RESTRICT AFFORDABLE SINGLE-FAMILY HOUSING: 2010



Source: SEWRPC.

Map 2

SEWERED COMMUNITIES WHERE RESIDENTIAL ZONING DISTRICT MAXIMUM DENSITY AND MINIMUM FLOOR AREA REQUIREMENTS MAY RESTRICT AFFORDABLE MULTI-FAMILY HOUSING: 2010



Source: SEWRPC.