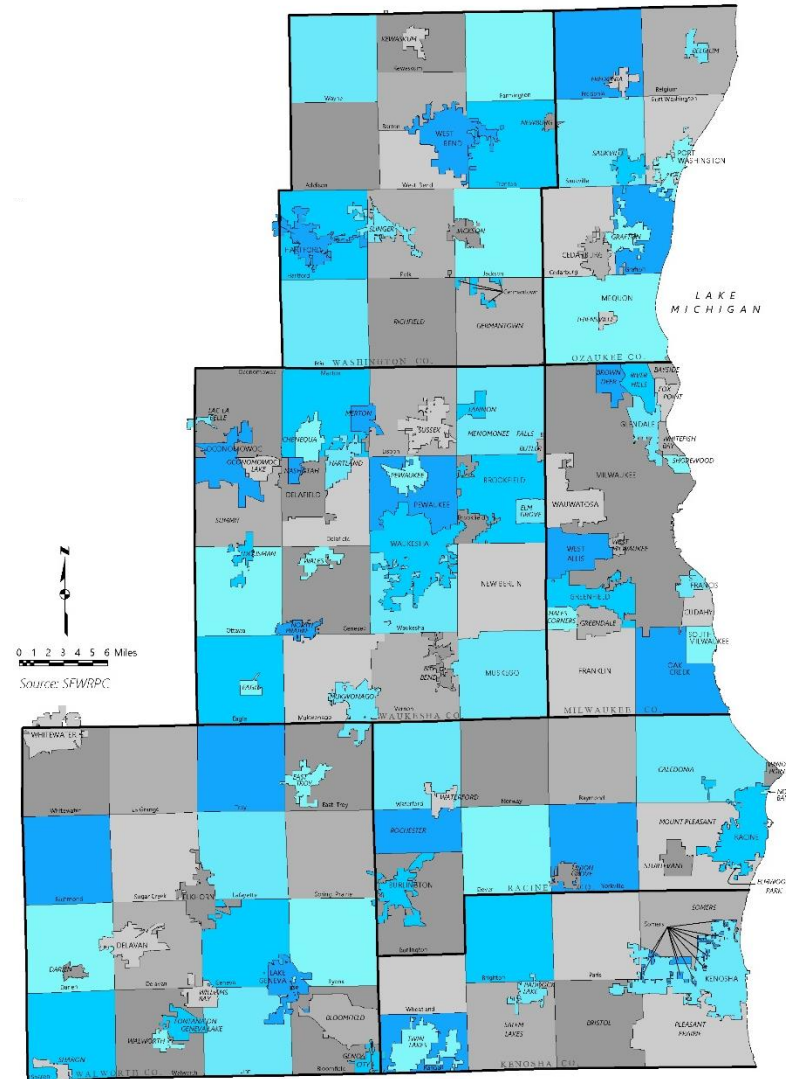




# Housing and Infrastructure Overview: Wisconn Valley

# About SEWRPC

- One Region
  - 7 counties
  - 147 cities, villages, and towns
  
- Advisory land use and infrastructure planning to local, county, and State governments



# Affordable Housing Need

- Generally-accepted standard – household should spend no more than 30% of its income on housing (including rent, mortgage, taxes, insurance, and utilities)
- Households spending more than 30% of their income on housing
  - Region: 282,500 households (36%)
  - Racine County: 25,773 households (34%)
  - City of Racine: 12,587 households (39%)
  - Villages of Caledonia and Mount Pleasant: 6,779 households (30%)



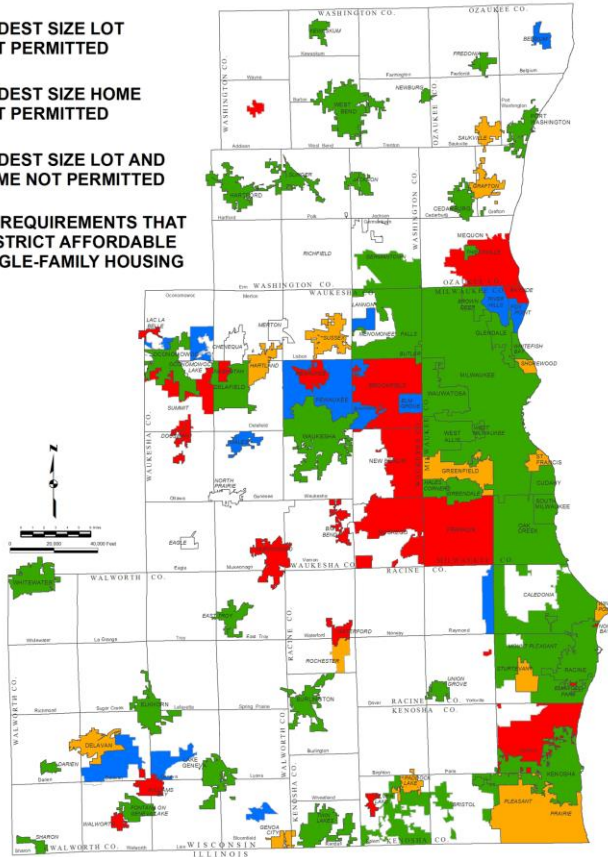
# Affordable Housing Need

- Subsidized housing need
  - Households with income less than 50% of median income
  - 187,000 or 24% of Region households
- Multifamily housing need
  - Households with incomes 50 to 80% of median income
  - 127,000 or 16% of Region households
- Modest single-family housing need
  - Households with incomes 80 to 135% of median income
  - 191,000 or 24% of Region households



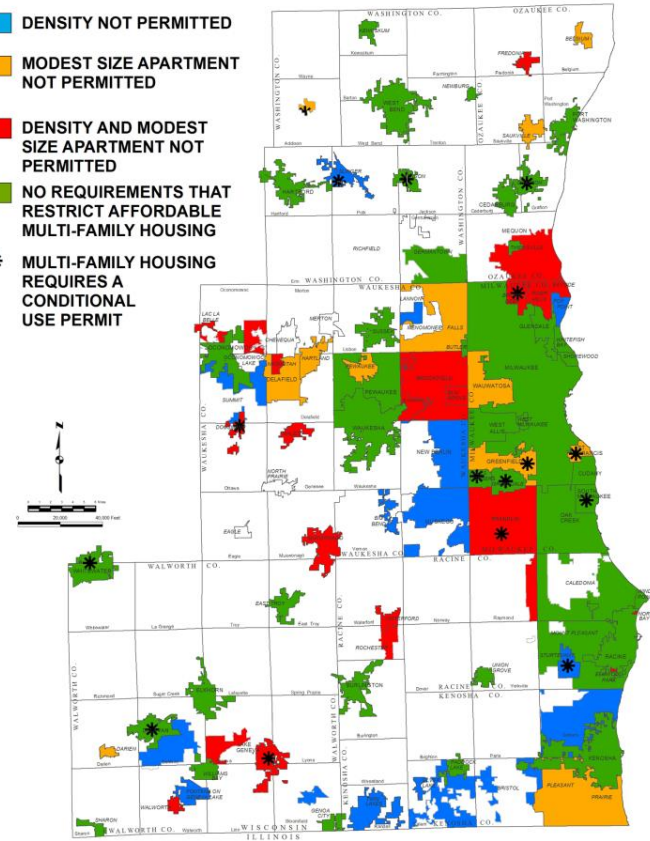
# New Housing Development

- MODEST SIZE LOT NOT PERMITTED
- MODEST SIZE HOME NOT PERMITTED
- MODEST SIZE LOT AND HOME NOT PERMITTED
- NO REQUIREMENTS THAT RESTRICT AFFORDABLE SINGLE-FAMILY HOUSING



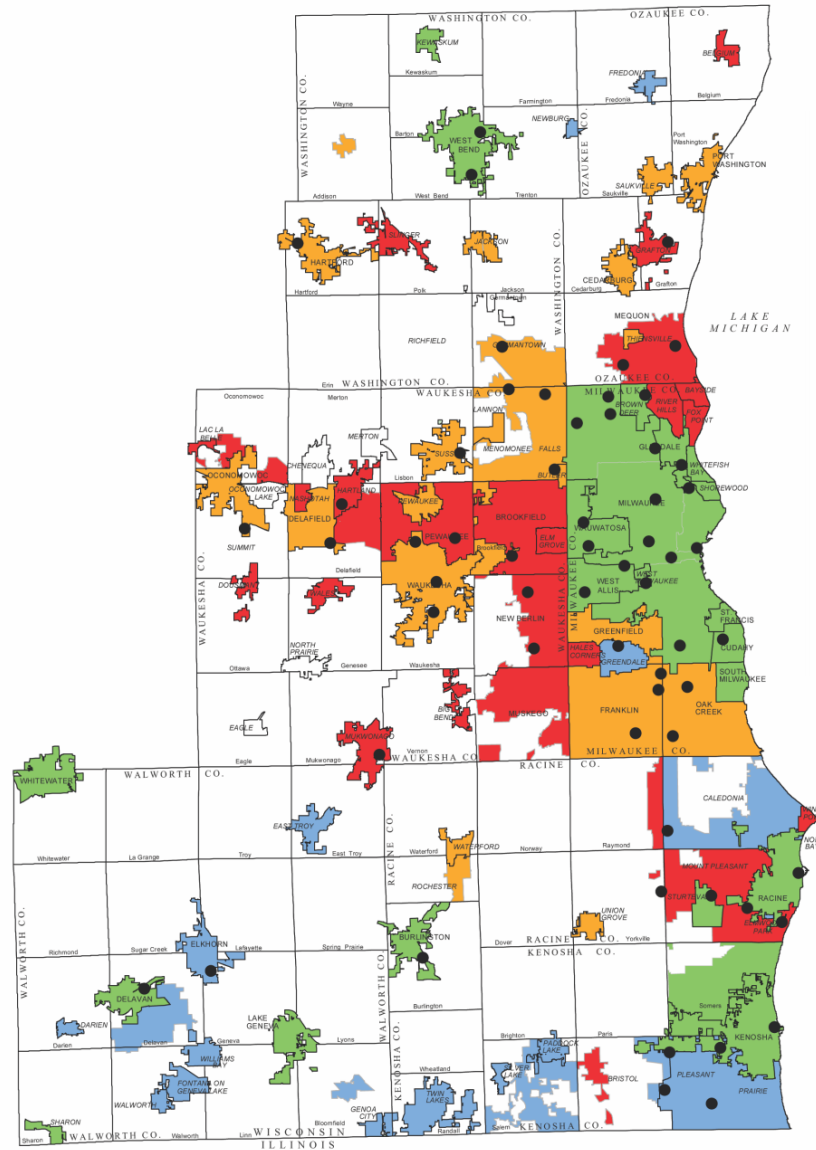
- Zoning regulations and comprehensive plans in some communities discourage modest single-family housing

- DENSITY NOT PERMITTED
- MODEST SIZE APARTMENT NOT PERMITTED
- DENSITY AND MODEST SIZE APARTMENT NOT PERMITTED
- NO REQUIREMENTS THAT RESTRICT AFFORDABLE MULTI-FAMILY HOUSING
- \* MULTI-FAMILY HOUSING REQUIRES A CONDITIONAL USE PERMIT



- Zoning regulations and comprehensive plans in some communities discourage modest multifamily housing

# Job/Housing Balance



## PROJECTED JOB/HOUSING IMBALANCES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2035

- SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
- SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
- SHORTAGE OF BOTH
- NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOB WAGES
- MAJOR EMPLOYMENT CENTER: 2035

# Job-Housing-Transit Connections

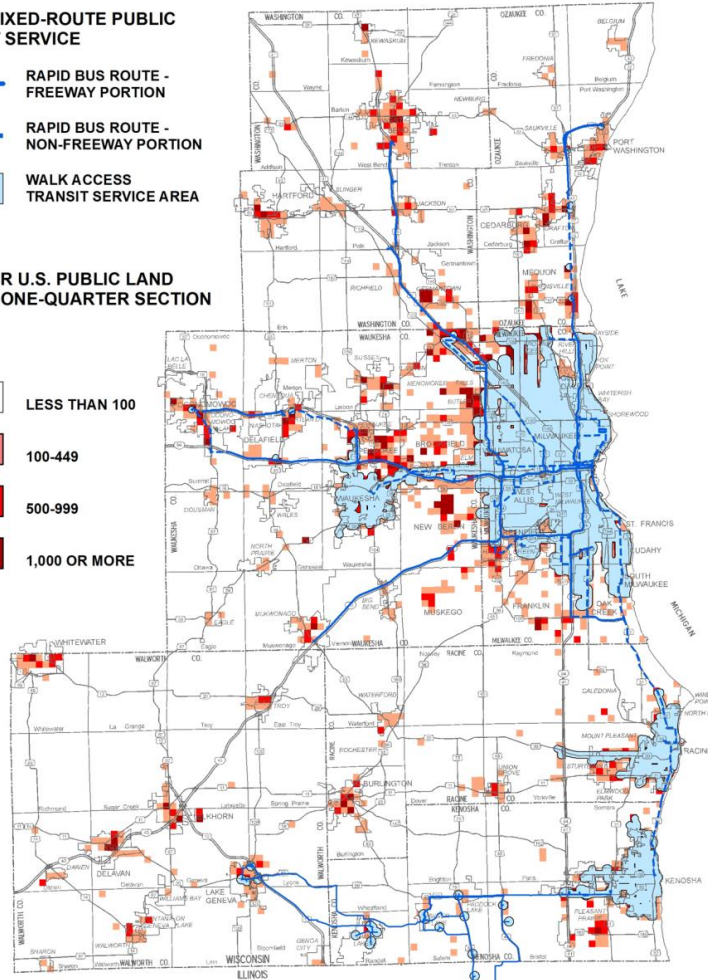
## JOBS NOT SERVED BY EXISTING PUBLIC TRANSIT

### LOCAL FIXED-ROUTE PUBLIC TRANSIT SERVICE

- RAPID BUS ROUTE - FREEWAY PORTION
- - - RAPID BUS ROUTE - NON-FREEWAY PORTION
- WALK ACCESS TRANSIT SERVICE AREA

### JOBS PER U.S. PUBLIC LAND SURVEY ONE-QUARTER SECTION

- LESS THAN 100
- 100-449
- 500-999
- 1,000 OR MORE



- Significant expansion of public transit is necessary to connect jobs to existing affordable housing
- Recommended in VISION 2050
- Will require continued State funding and local dedicated funding

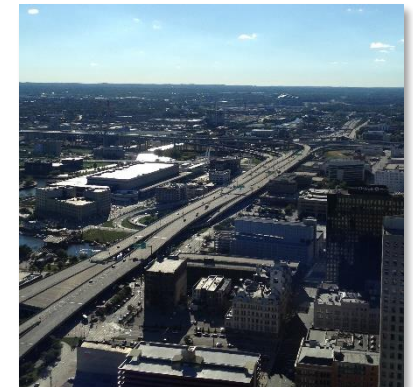
# Key Regional Housing Plan Recommendations

- Sewered communities should consider providing areas for developing modest single-family and multifamily housing
- Reduce or waive impact fees for modest single-family and multifamily housing
- Extend TIF for one year to fund affordable housing, as permitted by State law
- Sewered communities with a job/housing imbalance should consider updating their comprehensive plans and zoning ordinances to provide housing affordable for the workforce in their community
- Public transit should be improved and expanded to link jobs and affordable housing
- Communities with major employment centers should support LIHTC development



# VISION 2050

- A Plan for Land Use Development and Transportation for Southeastern Wisconsin
  - Long-range
  - RHP incorporated
  - Multi-modal

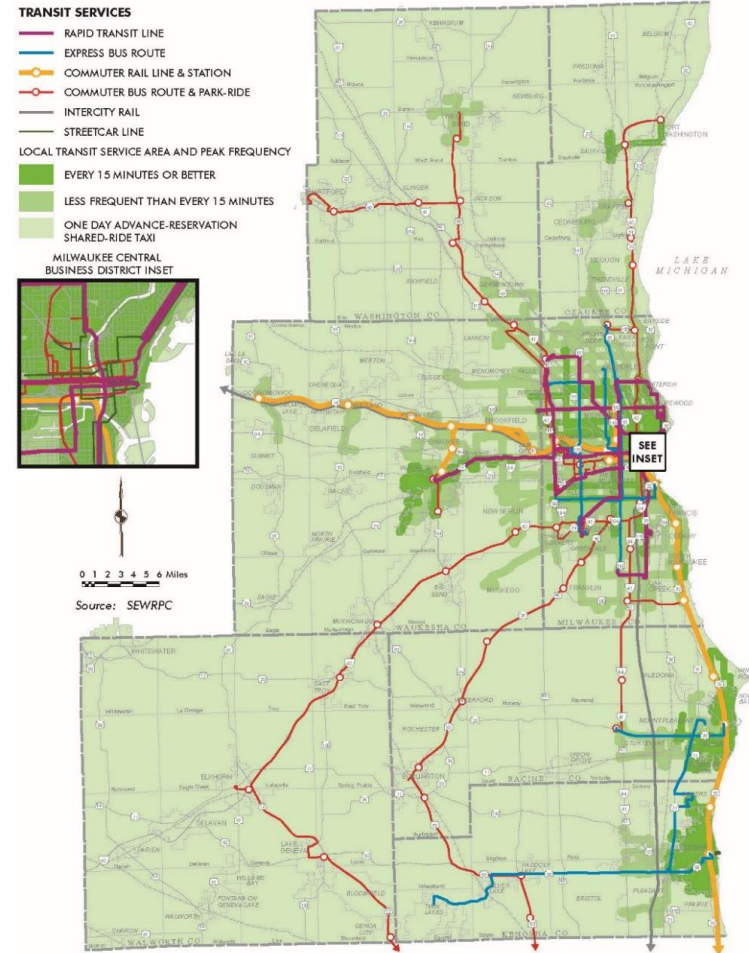


# Comparing to Our Peer Regions

- The Region ranks as one of the:
  - **Slowest growing** in employment, population, and income
  - **Highest in racial disparities** in education, income, poverty
  - **Lowest in levels of highway congestion** and travel delay
  - **Highest in transit service decline**
- The Region is one of the **few metro areas without rapid transit**

# VISION 2050 Key Recommendations

- Key Land Use Recommendations
  - Key land use recommendations from RHP incorporated into VISION 2050
- Key Public Transit Recommendations
  - Develop rapid transit network
  - Develop commuter rail
  - Increase frequency and expand service area of express, commuter, and local transit, including flexible transit services



# VISION 2050 Benefits

- Significant benefits to implementing VISION 2050
  - Increase Region's competitiveness
  - Mix of housing types and land uses
  - Link people to jobs
  - Make public transit an attractive travel option
  - Reduce transportation expenses for residents
  - Reduce costs of local government infrastructure and new housing
  - Reduce congestion

# VISION 2050 Amendments

- VISION 2050 is being amended to incorporate related land use changes and transportation improvements serving the Foxconn campus
- Learn more about the amendment and provide feedback at a public meeting or by going to [www.vision2050sewis.org](http://www.vision2050sewis.org)

Carroll University – Campus Center (Oak Room)  
101 N East Ave, Waukesha, WI 53186

**Monday, September 10, 2018 | 5-7PM**

Mitchell Street Library (Community Room)  
906 W Historic Mitchell St, Milwaukee, WI 53204

**Tuesday, September 11, 2018 | 5-7PM**

SC Johnson iMET Center  
2320 Renaissance Blvd, Sturtevant, WI 53177

**Monday, September 17, 2018 | 5-7PM**

Villard Square Library (Community Room)  
5190 N 35th St, Milwaukee, WI 53209

**Tuesday, September 18, 2018 | 5-7PM**

Boys and Girls Club of Kenosha  
1330 52nd St, Kenosha, WI 53140

**Wednesday, September 19, 2018 | 5-7PM**

Corinne Reid-Owens Transit Center  
1421 State St, Racine, WI 54305

**Thursday, September 20, 2018 | 5-7PM**

# Regional Planning

**LEARN MORE AT:  
[www.sewrpc.org](http://www.sewrpc.org)**