

Supportive Housing

A planning study for regulating and siting special needs housing for persons at-risk of homelessness

Background

- Everyone needs a place to live for the sake of the individual and the community
 - Individual mental and physical health
 - Social and economic costs (policing and emergency room costs)
- Some members of the community need supportive services in order to remain in decent housing
- “10-Year Plan to End Homelessness” by the Milwaukee Continuum of Care, 2010

Types of Special Needs Housing

- Permanent Supportive Housing
 - Effective new approach
 - Multi-family building
 - Support services available on site
- Certified Supportive Housing Unit
 - Common approach
 - Dwelling units
 - Support services available
- Programmed Housing / Transitional Living Facility
 - More intense services and supervision for a limited time, transitional housing programs
 - Usually multi-family



Permanent Supportive Housing (PSH)

- Current state:
 - PSH is considered multi-family housing
 - PSH usually requires a zoning change as a Planned Development
- Challenge
 - PSH needs more density and fewer parking spaces to be viable
- Solution:
 - Require evidence of industry practices
 - Create a new land use category with appropriate density and parking requirements. For example:
 - 1 parking space per 5 units and
 - 400 s.f. of lot per unit assuming one resident per unit.
 - Permit wherever multi-family housing is permitted

Certified Supportive Housing Unit (CSHU)

- Current state:
 - This is a fairly common arrangement
 - Media reports that some housing is not adequate
- Challenge
 - How to provide some assurance that dwelling units are decent?
- Solution:
 - Use the building code to require inspection and certification that the dwelling unit is well maintained
 - Ch. 275 sections 32 – 82
 - Department of Neighborhood Services
 - No changes in zoning

Programmed Housing (PH) / Transitional Living Facility (TLF)

- Current state:
 - PH/TLF is a special use or requires a use variance. Always requires BOZA approval.
- Challenge
 - The best PH/TLF can look much like Permanent Supportive Housing
- Solution:
 - Consider limited use standards that would permit PH/TLF where multi-family is permitted now

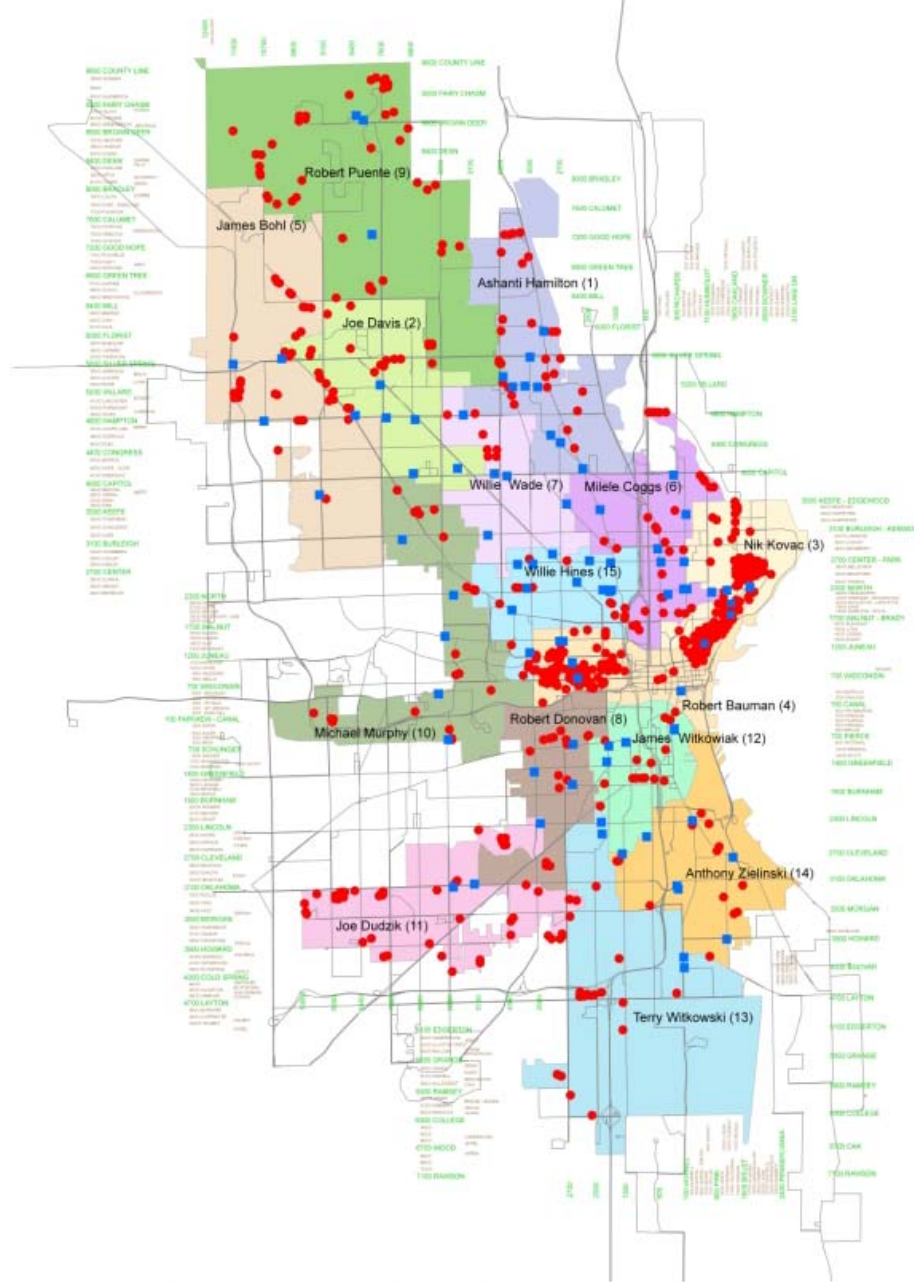
PH/TLF Limited Use Standards

- Consider
 - Dwelling units are occupied by no more than 2 persons who are not a family, or by a family
 - 24-hour staffing
 - Meets building maintenance code
 - No agreement with Wisconsin Department of Corrections
- The vast majority are expected to require BOZA approval

Locational Strategies

PSH

- Near grocery stores
- Near bus routes
- Where multi-family is permitted
- These factors are available throughout much of the county
- Supportive housing could and should be dispersed widely
- Property acquisition costs remain a challenge
- Not enough publicly owned sites



Services, Bus Routes & Multi-Family Residential

- Grocery Stores
- Apartments Buildings - greater than or equal to 24 units
- Bus Routes

Locational Strategies cont'

PSH cont'

- Plan analyzes sites in every aldermanic district
- Market-based opportunities change continuously
- Sometimes can use existing apartment buildings



Locational Strategies cont'

- Certified Supportive Housing Units
 - Regulated through the building code for condition of unit, not by zoning code for land use
- Programmed Housing
 - Generally the same approach as PSH, but unique situations arise
 - Can sometimes use former nursing homes

Implementation

Department of City Development will

- Prepare specific ordinance changes
- Communicate with other city departments and housing developers advocates, and service providers



