

## **A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035**

### **INTRODUCTION**

A scope of study is being prepared to detail a proposed regional housing plan that will provide an updated element of southeastern Wisconsin's regional comprehensive plan. The regional housing plan will: 1) compile detailed data affecting the provision of housing in the Region, 2) identify housing issues in the Region, and 3) develop a housing plan to meet the current and probable future housing needs of persons of all income levels, age groups, and special needs in the Region. The Plan will encompass the seven counties that make up the Southeastern Wisconsin Region. In addition to being guided by the SEWRPC Regional Housing Plan Advisory Committee, SEWRPC will conduct a public participation program to secure public input to shape the housing planning process and plan.

### **REGIONAL HOUSING PLAN ADVISORY COMMITTEE**

The Housing Plan will be developed by SEWRPC staff under the guidance of a Regional Housing Plan Advisory Committee. The committee was created by the SEWRPC Executive Committee in October 2008 and consists of representatives of housing advocacy organizations; local, county, state, and federal government agencies; housing production professionals; and research and policy organizations and institutions. Many committee members were recommended by SEWRPC's Environmental Justice Task Force. In accordance with that Task Force's position, the Committee membership comprises over 20 percent minorities and females.

### **TIMELINE**

This summer and fall, SEWRPC commenced work on identifying members for the Advisory Committee and developing a draft scope of work for the plan. The committee roster was finalized in October. It is anticipated that the Committee will begin meeting in December to finalize the scope of work.

- October 23, 2008: SEWRPC Commissioners Approve Housing Plan Advisory Committee roster
- December 2008: Housing Plan Advisory Committee and Environmental Justice Task Force reviews Housing Plan scope of work
- Q1 2009: Final scope of work approved: The approved scope of work will dictate the final timeline for the study, including public meetings. It is anticipated that the entire process will take about 18 months.
- Q2 2010: Housing Plan completed

### **BACKGROUND / CONTEXT**

The last Housing Plan was completed in the late 1970s. At the time, SEWRPC had a core group of five staff members with an expertise in housing issues, funded through HUD's "metropolitan planning" resources. It was intended that an updated Housing Plan would be prepared every 10 years, along with regular monitoring and report updates. In the early 1980s, the federal government eliminated funding for housing studies and explicitly prohibited the use of other available federal funds for that purpose. SEWRPC was forced to eliminate its housing division.

During the 2005 and 2006 public meetings on its new regional land use and transportation plans, SEWRPC received public testimony citing the need for a new housing study for the region. That need was echoed by some City of Milwaukee officials in 2006. That year, SEWRPC began to work with federal officials to secure approval to utilize available federal resources for a housing study. Federal officials indicated they would permit use of resources upon completion of the regional land use and transportation plans. Throughout 2007 and 2008, transit has been the primary activity focus of the Deputy and Executive Directors of SEWRPC. This summer, with regional land use and transportation plans complete, and some significant progress made on transit, SEWRPC began efforts to undertake the housing study and will move forward from this point.

## SEWRPC HOUSING STUDY ADVISORY COMMITTEE

1. William R. Drew, SEWRPC Commissioner  
Chairman Regional Appointed Official
2. Julie Anderson, Planning Director, Racine County Planning  
and Development County Appointed Official
3. David Cappon, Executive Director, City of Waukesha  
Housing Authority Local Appointed Official
4. Michael Cotter, Director, Land Use & Resource Management  
Walworth County County Appointed Official
5. Damon Dorsey, Owner, The Dorsey Group, Milwaukee Land Developer
6. Joe Heck, Assistant Director, Department of City Development  
City of Racine Local Appointed Official
7. Rob Henken, President, Public Policy Forum, Milwaukee Research and Policy
8. Michael Hoeft, City Planner, City of Waukesha Local Appointed Official
9. Gary Koppelberger, City Administrator, City of Hartford Local Appointed Official
10. Jeff Labahn, Director of City Development, City of Kenosha Local Appointed Official
11. J. Scott Mathie, Government Affairs/Educational Programming  
Director, Metropolitan Builders Association, Pewaukee Builder Advocate
12. George E. Melcher, Director, Kenosha County Planning  
and Development County Appointed Official
13. Michael Murphy, Alderman, City of Milwaukee Local Elected Official
14. Falamak Nourzad, Principal, Continuum Architects  
& Planners, Milwaukee Architect
15. Linda Olson, Director of Aging and Disability Resource Center  
Washington County County Appointed Official
16. Antonio M. Pérez, Executive Director, City of Milwaukee  
Housing Authority Local Appointed Official
17. Brian Peters, Housing Policy Advocate, Independence First;  
Member of EJTF, Milwaukee Housing Advocate
18. Kim Plache, Milwaukee Office of WHEDA State Government Official
19. Maria Prioletta, Housing Development Director, Milwaukee  
Department of City Development Local Appointed Official

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| 20. Matrio “Marty” Reed, Shorewest Realtors, Milwaukee   | Realtor                     |
| 21. Delbert F. Reynolds, Field Office Director<br>Housing and Urban Development (HUD)                                      | Federal Government Official |
| 22. Welford Sanders, Executive Director, M.L. King Economic<br>Development Corporation                                     | Housing Advocate            |
| 23. Dale R. Shaver, Director, Waukesha County Department of<br>Parks and Land Use  | County Appointed Official   |
| 24. Mary Kay Schleiter, Associate Professor, Department of Sociology-<br>Anthropology, University of Wisconsin-Parkside    | Research and Policy         |
| 25. Kori Schneider-Peragine, Program Manager, Community/Economic<br>Development Program, Metropolitan Fair Housing Council | Housing Advocate            |
| 26. Michael J. Stroika, Executive Director, YMCA Urban<br>Campus, Milwaukee  | Housing Advocate            |
| 27. Andrew T. Struck, Director of Planning and Parks, Ozaukee County   | County Appointed Official   |
| 28. Scott Thistle, President, Brookstone Home Builders, Waukesha   | Land Developer/Builder      |
| 29. Rev. James C. Thomas, Retired, Board of Ezekiel Community<br>Development Corporation                                   | Housing Advocate            |
| 30. (To be named)  | County Elected Official     |