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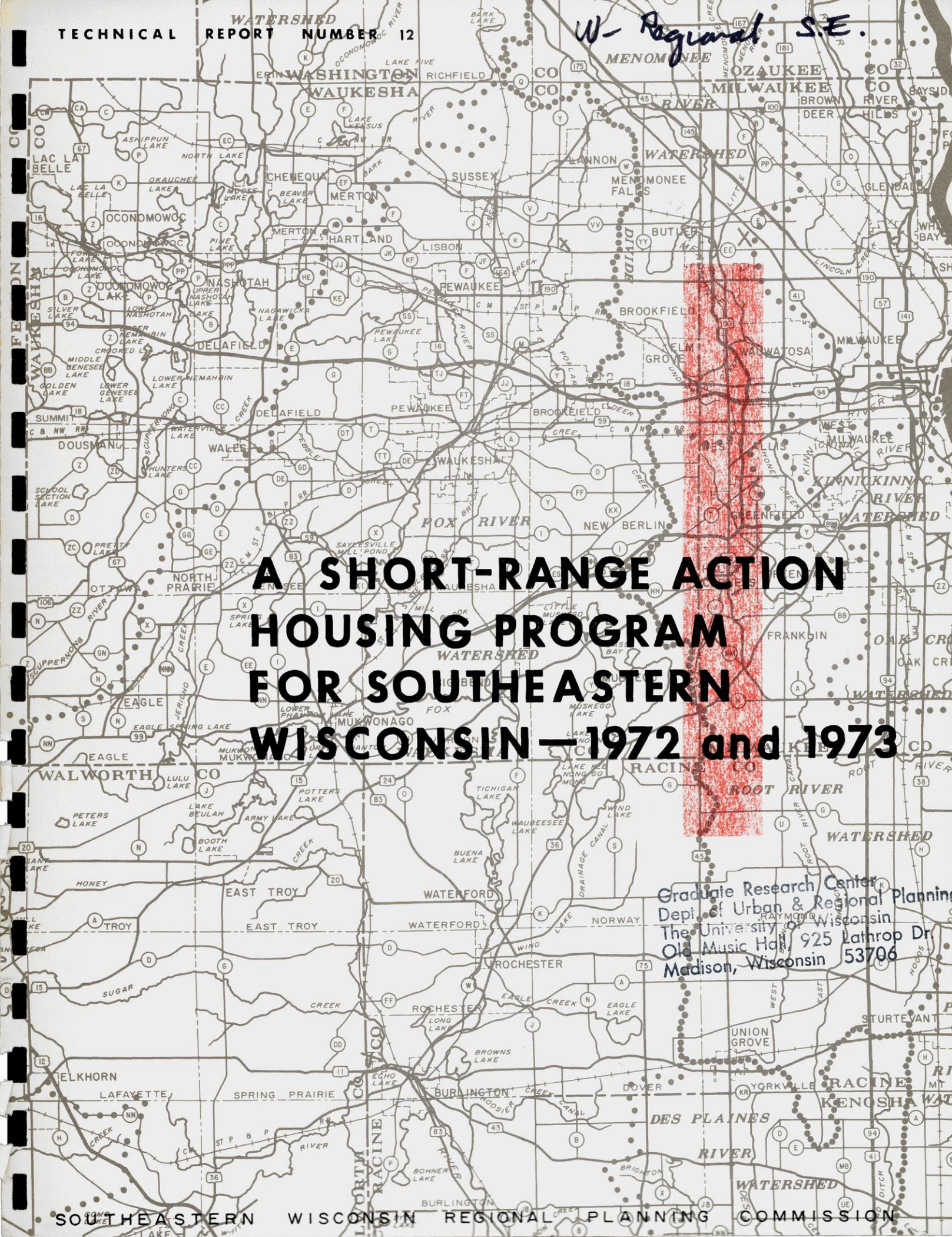
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A SHORT-RANGE ACTION HOUSING PROGRAM FOR SOUTHEASTERN WISCONSIN—1972 and 1973

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Special acknowledgement is due Mr. Emile A. Jarreau, Jr., and Mr. Robert F. Hamilton, SEWRPC Senior Planners, for their efforts in the conduct of this program and the preparation of this report.

TECHNICAL REPORT

NUMBER 12

A SHORT-RANGE ACTION HOUSING PROGRAM
FOR SOUTHEASTERN WISCONSIN
1972 and 1973

Prepared by the
Southeastern Wisconsin Regional Planning Commission
Regional Housing Study

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STATEMENT OF THE EXECUTIVE DIRECTOR

This Technical Report is the culmination of nine months of concentrated effort by a Commission Advisory Committee comprised of knowledgeable and experienced representatives of both the housing consumer and housing producer communities, assisted by the Commission staff, to identify sites within the Region well suited for the immediate construction of 2,000 units of low- and moderate-income housing. The work effort involved careful analyses of the social, economic, and physical factors affecting the need for, and location of, low- and moderate-income housing, analyses conducted within the larger framework of the Commission's ongoing comprehensive regional housing study.

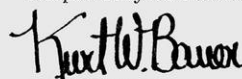
The special short-term action-oriented housing study, on which this report is based, was undertaken upon the specific request of the U. S. Department of Housing and Urban Development (HUD). The findings and recommendations set forth herein, however, go beyond the findings and recommendations of the short-term study as envisioned by HUD, in that this report not only identifies areas and sites suitable for the immediate construction of 2,000 units of low- and moderate-income housing, as specifically requested by HUD, but includes a recommended method of allocating these housing units among the suitable areas. Thus, this report not only identifies those areas within the Region wherein publicly subsidized housing should be developed over the next two years but identifies the proportionate share of such housing which should be developed in each area. This allocation is based upon consideration of both the need for low- and moderate-income housing in the various areas and upon the need to provide a greater diversity of housing opportunities in those areas of the Region which presently have proportionately fewer housing opportunities for low- and moderate-income persons.

It is important to note that the report allocates housing only to "suitable" areas. The suitability of various areas of the Region for the development of low- and moderate-income housing was determined on the basis of the kind of urban facilities and services that are available to support subsidized housing—such facilities and services including sanitary sewerage, public water supply, mass transit, schools, retail and service centers, and employment concentrations. In addition, the suitability of individual parcels or sites within the suitable areas was determined upon additional consideration of such important factors as soil characteristics and flood hazard. Thus, implementation of the recommendations contained in this report would not only result in a fair allocation of low- and moderate-income housing to the various urban communities comprising the Region but would promote the development of subsidized housing in the best possible living environment by directing the development of such housing to well-served locations. The report thus promotes orderly, efficient, areawide development, while discouraging premature development and the location of housing in areas poorly suited to residential use.

Successful implementation of the recommendations contained in this report will require the establishment of ongoing day-to-day communications between the Commission, the local units and agencies of government concerned, and producers of housing. This is particularly true because sites for many more than the 2,000 units specified by HUD were identified in the study; and consequently, a great deal of flexibility exists within each area for the actual selection of sites for subsidized housing projects. To this end, the Commission stands ready to assist all concerned in applying the findings and recommendations of this report to the promotion of low- and moderate-income housing development which will be in the best interests of both the occupants of the housing units and the inhabitants of the neighborhoods and the communities in which these units are to be constructed.

This report provides for the first time within the Region a basis on which local officials and interested citizens can review the low- and moderate-income housing needs of individual communities—and proposals to meet these needs—in relation to similar problems and needs of neighboring communities and of the Region as a whole. It is hoped that, as such, it will provide a constructive aid to meeting the pressing housing needs of the growing Region.

Respectfully submitted,



Kurt W. Bauer
Executive Director



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Chapter I

INTRODUCTION

In May 1971 the Southeastern Wisconsin Regional Planning Commission agreed to undertake, at the request of the U. S. Department of Housing and Urban Development (HUD), a short-range action housing program to be completed in January 1972, in addition to a three-year regional housing study which had been initiated in July 1970. The agreement between HUD and the Commission governing the conduct of the program was based on SEWRPC Study Memorandum AM-1, SEWRPC Staff Memorandum Concerning HUD Suggested Objectives With Respect to the Revision of the SEWRPC Regional Housing Study. The memorandum outlines the objectives of the short-range program in southeastern Wisconsin, as well as its relationship to the overall regional housing study which is underway. The complete memorandum is set forth in Appendix A. It was further agreed that HUD would provide partial funding in the amount of \$20,000 for the short-range program. In addition, the Wisconsin Department of Local Affairs and Development (DLAD) agreed to participate in the program and to provide \$12,000 as the local funding share. The funding agreement between the Commission and the DLAD is set forth in Appendix B.

PROGRAM OBJECTIVES

The following five major objectives for the short-range action housing program were agreed upon by the two funding agencies and the Commission:

1. Identification of specific areas where low- and moderate-income housing should be constructed.¹

¹For the purposes of the short-range action housing program, the term "low- and moderate-income housing" refers to housing units which meet the applicable federal requirements for occupancy by individuals or families who are eligible for financial assistance under a wide variety of government subsidized programs. Such programs range from federal subsidization of publicly owned and operated housing designed to serve the very lowest income individuals and families, to programs such as those provided for under Sections 235 and 236 of the National Housing Act of 1968 as amended, which subsidize, through interest reduction payments, privately owned housing units for moderate-income families. In between these two extremes lie a wide range of government subsidized housing programs designed to meet the housing needs of various kinds of individuals and families who are unable to secure decent, safe, and sanitary housing in the conventional manner.

The income limits for public housing are determined by local housing authorities with the approval of HUD. At present, the Cities of Milwaukee and South Milwaukee are the only two civil divisions which own and operate federally subsidized public housing in the Southeastern Wisconsin Region. Eligibility for occupancy of these public housing units is currently based on the following family size and maximum adjusted annual income criteria, with adjusted annual income defined as gross annual income less 5 percent and less \$300 for each minor dependent:

MAXIMUM ADJUSTED ANNUAL INCOME FOR A FAMILY OF:								
1	2	3	4	5	6	7	8	9 or More
\$3,000	\$4,800	\$5,200	\$5,600	\$6,000	\$6,400	\$6,800	\$7,200	\$7,400

The income limits for participation in the federally subsidized Section 235 and 236 housing programs are determined by the local HUD office, and vary from area to area in the Region. Eligibility for occupancy of housing units constructed under these two programs, which housing is privately owned and operated, is presently (July 1972) based on the following family size and maximum adjusted annual income criteria, with adjusted annual income defined as above:

County	MAXIMUM ADJUSTED ANNUAL INCOME FOR A FAMILY OF:								
	1	2	3	4	5	6	7	8	9 or More
Kenosha Racine Walworth Washington Waukesha	\$5,670	\$7,155	\$7,695	\$8,100	\$8,505	\$8,910	\$9,180	\$9,450	\$9,720
Milwaukee	\$4,050	\$6,480	\$7,020	\$7,560	\$8,100	\$8,640	\$9,180	\$9,720	\$9,990
Ozaukee	\$5,265	\$6,480	\$7,020	\$7,560	\$8,100	\$8,505	\$8,910	\$9,180	\$9,450

2. Identification of sites within those areas appropriate for the construction of these units.
3. Identification of obstacles to the construction of housing on these sites; e. g., cost, zoning, building codes, community resistance.
4. Determination of various methods for the immediate removal of those inappropriate obstacles, thus bringing the cost to a feasible level.
5. Initiation of communications with the producers and financiers of housing to get housing constructed on the sites.

This report contains a description of the procedures followed in carrying out the short-range action housing program as well as the findings and recommendations of the Technical and Citizen Advisory Committee on Regional Housing Studies and Commission staff regarding the means for attaining the five objectives of the program.

Following the agreement of all parties concerned regarding the funding as well as the scope and objectives of the program, the Commission assigned staff to the short-range action housing program and work began on the program in June 1971. The existing Commission staff was supplemented by the addition of a housing specialist to perform outreach functions pertaining to both the short-range action housing program and the long-range regional housing study; to assist in the preparation of regional housing objectives, principles, and standards; and to assist in the administration of housing-related social surveys being conducted for the Commission by the University of Wisconsin-Milwaukee.

DEFINITIONS AND CONCEPTS

The term "short-range" was defined as meaning the identification of sites in areas having the potential for development within the 1972 and 1973 construction years. Considering the lead time required to plan, design, and construct sanitary sewerage facilities, this definition of the term "short-range" necessarily confined the study to only those areas of the Region where public sanitary sewer service was readily available at the present time or could be expected to be made available to the area within the two-year construction period. It was, moreover, determined to confine the study to tracts of land larger than isolated single vacant platted residential lots. This was done in order to concentrate the limited amount of staff time and resources available on the identification of sites which could, as a practical matter, accommodate a significant number of housing units. The site identification and delineation phase of the program was, consequently, confined to identifying sites of approximately three acres or more in size suitable for the construction of new low- and moderate-income housing. While it was recognized that rehabilitation of existing housing units can and does play a significant role in the provision of decent, safe, and sanitary housing within the Region, such rehabilitation was not considered, since it was the ultimate aim of the short-range action housing program to expedite or promote the construction of new housing units, thereby expanding the existing stock of housing within the Region.

Due to the fact that the short-range action housing program was to be completed prior to the establishment by the Commission of housing development objectives and standards, and prior to completion of the collection and analysis of data on the existing housing stock within the Region under the long-range regional housing study, the need for housing² as that term was defined by the Commission in the Prospectus for a Regional Housing Study had to be approximated from the best available data. This included data from the 1970 U. S. Census of Population and Housing, information from other work programs in the Commission files, and supplementary data obtained from various local agency sources during the course of the short-range study.

² The concept of housing need relates to the extent to which the quantity and quality of existing housing falls short of providing each family or individual with an acceptable minimum standard of decent, safe, and sanitary housing, irrespective of a person's ability to pay.

Chapter II

IDENTIFICATION OF SPECIFIC AREAS FOR THE CONSTRUCTION OF LOW- AND MODERATE-INCOME HOUSING

INTRODUCTION

As indicated, the determination as to where certain types and numbers of low- and moderate-income housing units should be constructed in the Region was made from data obtained from the U. S. 1970 Census of Population and Housing and, more specifically, from the first count tapes released by the U. S. Bureau of the Census.¹ Information on the first count tapes is confined to a very limited range of socioeconomic data, and with respect to geographic area most of the data are available only at the county and community level. Consequently, determinations which were made regarding the need for low- and moderate-income housing in the Region were severely constrained by both the type of data available and by the geographic level of detail for which these data were available from the census information, i.e., the community or multi-community level.

HOUSING PLANNING AREAS

In order to facilitate the data analysis, low- and moderate-income housing needs were estimated for geographic subareas of the Region having relatively homogeneous existing development, with each of these geographic subareas including one or more of the 146 cities, villages, or towns which comprise the Region. Map 1 shows the 25 planning areas so designated as a part of the short-range housing program. While the planning areas were not intended to be equal in size or population, it was recognized that the City of Milwaukee, with the largest single community population in the Region, was not only too large an area to be included in a single planning area, but because of its size did not exhibit the relative homogeneity of development of smaller communities. For example, the extreme northwestern area of the City of Milwaukee contains large tracts of land which have not yet been developed for urban purposes, while other areas of the City are relatively fully developed. Consequently, for study purposes the City of Milwaukee was divided into two separate planning areas, with the boundary for the division lying along the Menomonee Valley and extending west along Bluemound Road to the western city limits. Also, as shown on Map 1, the City of Wauwatosa was delineated as a single planning area, while all other planning areas delineated were comprised of two or more communities. The data were compiled and analyzed and recommendations regarding the number and type of housing units were made as set forth herein according to these 25 planning areas.

INDICATORS OF POTENTIAL NEED FOR LOW- AND MODERATE-INCOME HOUSING

After consideration of many potential indicators, several were selected as both good and practically available indicators of the potential need for low- and moderate-income housing. Data pertaining to these indicators were used in the determination of housing need as well as in the allocation of housing units to the various planning areas, and are contained in Tables 1 through 7. These seven tables have been formatted to include information for each of the 25 designated planning areas. The data for each community in each planning area were extracted by the Commission from the 1970 U. S. Census of Population and Housing data tapes.

Total and Adjusted Population

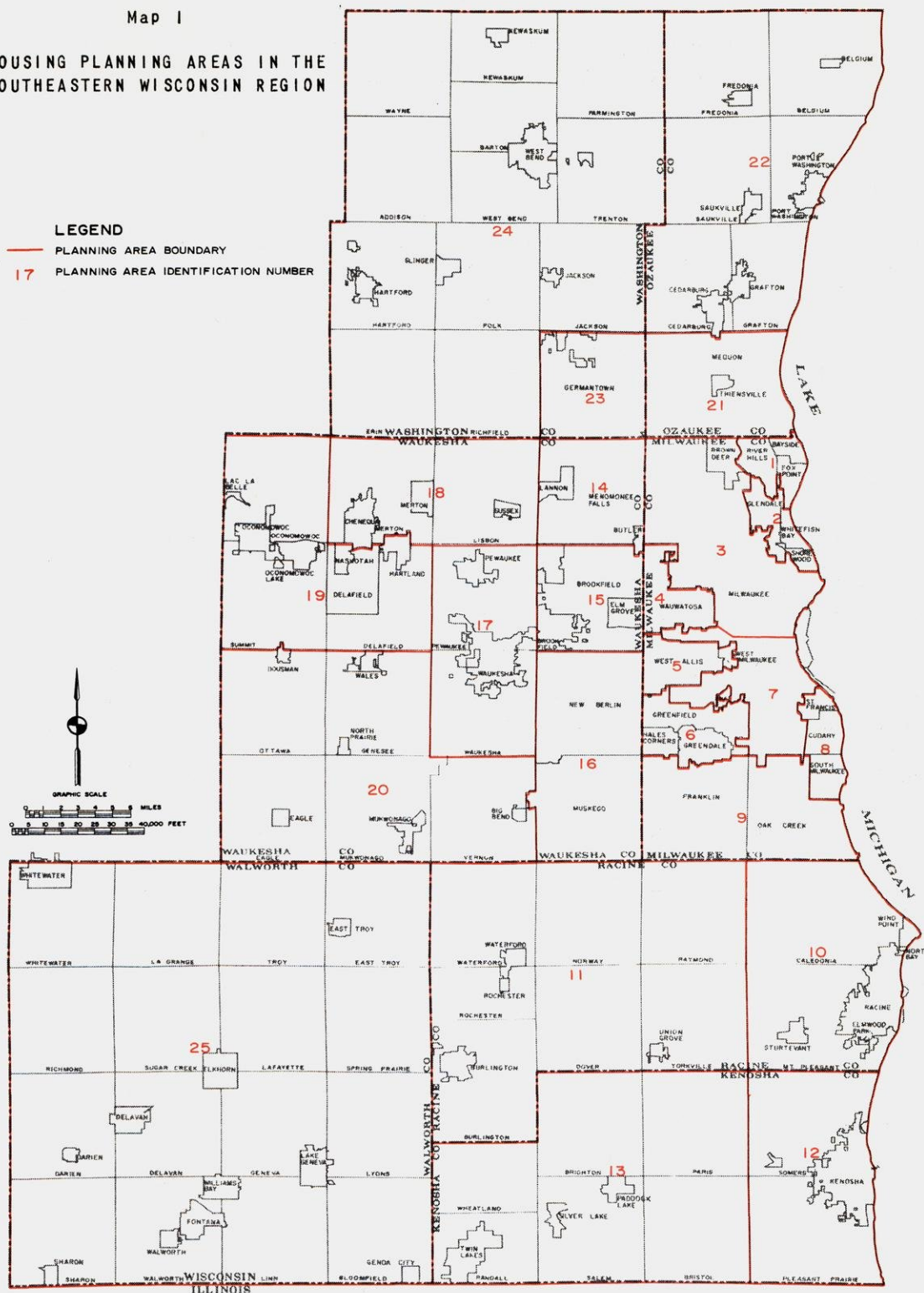
Table 1 includes data directly related to population and population changes within the planning areas from 1960 to 1970. It should be noted that the adjusted population figures relate only to that portion of the total population residing in individual housing units, excluding that population which resides in group quarters and institutions.

¹As of January 1, 1972, the Commission had received only first and third count tape data in useable form. Much of the data on these two tape files was suppressed at the smallest geographic analysis unit levels.

Map 1

HOUSING PLANNING AREAS IN THE SOUTHEASTERN WISCONSIN REGION

LEGEND
 — PLANNING AREA BOUNDARY
 17 PLANNING AREA IDENTIFICATION NUMBER



In order to facilitate the analysis of data in the short-range action housing program, the Region was divided into geographic planning areas which exhibited relatively similar physical development characteristics. A total of 25 planning areas were so designated, with each planning area including one or more of the 146 cities, villages, and towns within the Southeastern Wisconsin Region. The City of Milwaukee, having the largest single civil division population within the Region, was divided into two separate planning areas for analysis purposes, since the City does not exhibit the relative homogeneity of development present in most smaller communities.

Source: SEWRPC.

The northern portion of the City of Milwaukee (Planning Area 3) experienced a decrease in population from 1960 to 1970, even though large tracts of land within this planning area were converted from rural to urban use within the 10-year period. This decrease in population in northern Milwaukee is accounted for by the very large decreases in population which occurred on the near north side of the City immediately north and northwest of the City's central business district. It should also be noted that the southern portion of the City of Milwaukee (Planning Area 7) experienced only a very slight increase in population over the 10-year period from 1960 to 1970.

Table 1

TOTAL AND ADJUSTED POPULATION BY HOUSING PLANNING AREA IN THE
SOUTHEASTERN WISCONSIN REGION: 1960 and 1970

PLANNING AREA	TOTAL POPULATION				ADJUSTED POPULATION ^a				
	1960		1970		1960		1970		PERCENT CHANGE 1960 - 1970
	NUMBER	PERCENT OF REGION	NUMBER	PERCENT OF REGION	NUMBER	PERCENT OF REGION	NUMBER	PERCENT OF REGION	
MILWAUKEE COUNTY	1,036,144	65.85	1,054,186	60.04	1,010,445	65.73	1,029,227	60.04	1.86
1	11,753	0.75	13,959	0.80	11,679	0.76	13,612	0.80	16.55
2	43,917	2.79	46,406	2.64	43,728	2.84	45,507	2.65	4.07
3	514,156	32.68	491,880	28.01	502,028	32.65	478,930	27.94	- 4.60
4	56,923	3.62	58,676	3.34	51,307	3.34	54,759	3.19	6.73
5	73,200	4.65	76,128	4.34	72,638	4.73	74,984	4.37	3.23
6	30,028	1.91	47,284	2.69	29,830	1.94	46,834	2.73	57.00
7	238,448	15.15	237,841	13.55	233,218	15.17	233,926	13.65	0.30
8	48,347	3.07	55,864	3.18	47,293	3.08	54,947	3.21	16.18
9	19,372	1.23	26,148	1.49	18,724	1.22	25,728	1.50	37.41
RACINE COUNTY	141,781	9.01	170,838	9.73	138,238	8.99	166,977	9.74	20.79
10	113,413	7.21	133,624	7.61	111,879	7.28	131,551	7.67	17.58
11	28,368	1.80	37,214	2.12	26,359	1.71	35,426	2.07	34.40
KENOSHA COUNTY	100,615	6.39	117,917	6.71	99,381	6.46	115,710	6.75	16.43
12	85,325	5.42	98,094	5.58	84,232	5.48	96,045	5.60	14.02
13	15,290	0.97	19,823	1.13	15,149	0.98	19,665	1.15	29.81
WAUKESHA COUNTY	158,249	10.06	231,365	13.18	155,145	10.09	226,789	13.23	46.18
14	21,634	1.38	35,014	1.99	21,554	1.40	34,858	2.03	61.72
15	26,796	1.70	43,281	2.47	26,506	1.72	42,585	2.48	60.66
16	24,676	1.57	38,510	2.19	24,528	1.60	38,436	2.24	56.70
17	41,825	2.66	54,912	3.13	40,146	2.61	52,464	3.06	30.68
18	7,901	0.50	13,179	0.75	7,869	0.51	13,143	0.77	67.02
19	22,874	1.45	29,491	1.68	22,105	1.44	28,414	1.66	28.54
20	12,543	0.80	16,978	0.97	12,437	0.81	16,889	0.99	35.80
OSHAUKEE COUNTY	38,338	2.43	54,298	3.09	37,909	2.47	53,828	3.14	41.99
21	11,050	0.70	15,292	0.87	10,714	0.70	15,061	0.88	40.57
22	27,288	1.73	39,006	2.22	27,195	1.77	38,767	2.26	42.55
WASHINGTON COUNTY	46,119	2.93	63,839	3.64	45,585	2.97	63,135	3.68	38.50
23	4,606	0.29	7,390	0.42	4,601	0.30	7,390	0.43	60.62
24	41,513	2.64	56,449	3.22	40,984	2.67	55,745	3.25	36.02
WALWORTH COUNTY	52,368	3.33	63,444	3.61	50,532	3.29	58,534	3.42	15.84
25	52,368	3.33	63,444	3.61	50,532	3.29	58,534	3.42	15.84
REGION TOTAL	1,573,614	100.00	1,755,887	100.00	1,537,235	100.00	1,714,200	100.00	11.51

^a THE ADJUSTED POPULATION IS THE TOTAL NUMBER OF PERSONS LIVING IN QUARTERS WHICH ARE CLASSIFIED AS HOUSING UNITS AND EXCLUDES THAT PORTION OF THE TOTAL POPULATION LIVING IN GROUP QUARTERS.

SOURCE- U. S. BUREAU OF THE CENSUS AND SEWRPC.

Population Age Characteristics

Table 2 sets forth population age characteristics for the planning areas. This information was particularly useful in determining the type of housing to be allocated to each planning area. For example, a relatively high percentage of the population age five years and under in a planning area is an indication of the probable need for larger dwelling units to house relatively young large families. On the other hand, a large percentage of the population age 60 and over in a planning area is an indication of the probable need for housing for the elderly. A large percentage of the population in a planning area age 21 to 24 is an indication of the probable need for small, multi-family housing units, while a large percentage of the population in a planning area age 25 to 44 is an indication of the probable need for single-family housing units. Planning Areas 2, 4, and 5, for example, have a relatively high percentage of their population who are age 60 and over. All three of these planning areas are comprised of long-established, older communities in the

Region. In contrast, some of the less developed planning areas in the Region, such as Planning Areas 9, 18, 20, 22, 23, and 24, have a relatively large percentage of their population who are age five years and under. All of these latter planning areas are presently experiencing rapid urban development.

Table 2 also contains data on the number and proportion of the population in each planning area presently residing in federally subsidized low- and moderate-income housing. The population occupying subsidized low- and moderate-income housing in the Region in 1970 was concentrated for the most part in the three central areas of the Cities of Milwaukee, Racine, and Kenosha; yet Planning Area 10, with the highest percentage of the Region's population living in these housing units, had less than 1 percent of this total population living in such units.

Table 2
POPULATION IN HOUSING UNITS AND POPULATION IN
SELECTED AGE GROUPS BY HOUSING PLANNING AREA FOR THE
SOUTHEASTERN WISCONSIN REGION: 1970

PLANNING AREA	POPULATION IN HOUSING UNITS					POPULATION BY SELECTED AGE GROUP											
	TOTAL		RESIDING IN FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME UNITS*			5 AND UNDER			21-24			25-44			60 AND OVER		
	NUMBER	PERCENT OF REGION	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA POPULATION*	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA POPULATION	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA POPULATION	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA POPULATION	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA POPULATION
MILWAUKEE COUNTY	1,029,227	60.04	2,855	61.72	6.28	108,615	57.78	10.30	69,557	66.06	6.60	242,641	58.82	23.02	159,411	65.88	15.12
1	13,612	0.80	0	0.00	0.00	1,086	0.58	7.78	437	0.42	3.13	2,986	0.72	21.25	1,822	0.75	13.05
2	45,507	2.45	4	0.09	0.01	3,867	2.06	8.33	1,879	1.78	4.05	10,466	2.44	22.55	6,667	3.59	18.72
3	476,930	27.94	2,604	56.29	0.54	52,267	27.80	10.63	37,747	35.85	7.67	111,587	27.05	22.68	78,431	32.41	15.94
4	54,759	3.19	0	0.00	0.00	4,669	2.48	7.96	2,433	2.31	4.15	12,540	3.04	21.37	12,063	4.99	20.56
5	74,984	4.37	4	0.09	0.00	7,166	3.81	9.41	5,076	4.82	6.67	17,091	4.14	22.45	12,287	5.08	16.14
6	46,834	2.73	0	0.00	0.00	5,349	2.85	11.31	2,269	2.16	4.80	12,789	3.10	27.05	3,966	1.64	8.39
7	233,426	13.65	231	4.99	0.10	24,703	13.14	10.39	15,131	14.37	6.36	53,875	13.06	22.65	34,810	14.39	14.64
8	54,947	3.21	12	0.26	0.02	6,293	3.35	11.26	3,443	3.27	8.16	13,894	3.37	24.87	5,859	2.41	10.45
9	25,728	1.50	0	0.00	0.00	3,215	1.71	12.29	1,142	1.08	4.36	7,433	1.80	28.43	1,506	0.62	5.76
RACINE COUNTY	186,977	9.74	1,175	25.40	0.70	19,654	10.45	11.50	9,488	9.01	5.55	40,034	9.71	23.43	21,753	8.99	12.73
10	131,551	7.67	1,175	25.40	0.89	15,479	8.23	11.58	7,592	7.21	5.68	31,218	7.57	23.36	17,451	7.21	13.06
11	35,426	2.07	0	0.00	0.00	4,175	2.22	11.22	1,896	1.80	5.09	8,816	2.14	23.69	4,302	1.78	11.96
KENOSHA COUNTY	115,710	6.75	426	9.20	0.37	13,076	6.96	11.09	6,617	6.29	5.61	27,196	6.59	23.06	15,854	6.55	13.45
12	96,045	5.60	417	9.01	0.43	10,995	5.85	11.21	5,587	5.31	5.69	22,751	5.51	23.19	12,834	5.30	13.08
13	19,665	1.15	9	0.19	0.05	2,081	1.11	10.50	1,030	0.98	5.20	4,445	1.08	22.42	3,020	1.25	15.74
WALKEESHA COUNTY	226,789	13.23	38	0.82	0.02	26,026	13.84	11.25	9,586	9.10	4.14	40,223	14.60	26.03	21,863	9.03	9.45
14	34,858	2.03	0	0.00	0.00	4,117	2.19	11.76	1,274	1.21	3.64	9,915	2.40	28.32	2,134	0.88	6.09
15	42,585	2.48	0	0.00	0.00	4,168	2.22	9.63	1,020	0.97	2.36	10,888	2.64	25.16	3,500	1.45	8.09
16	38,436	2.24	0	0.00	0.00	4,599	2.45	11.94	1,247	1.18	3.24	10,983	2.64	28.52	2,318	0.96	6.02
17	52,464	3.06	33	0.71	0.06	6,374	3.39	11.61	3,496	3.32	6.37	13,621	3.30	24.81	6,421	2.65	11.69
18	13,143	0.77	0	0.00	0.00	1,700	0.90	12.90	485	0.46	3.68	3,528	0.86	26.77	1,214	0.50	9.21
19	28,414	1.66	5	0.11	0.02	3,008	1.60	10.20	1,407	1.34	4.77	6,962	1.69	23.61	4,345	1.79	14.73
20	16,889	0.99	0	0.00	0.00	2,060	1.09	12.13	657	0.62	3.87	4,326	1.05	25.48	1,931	0.80	11.37
OKLAHOMA COUNTY	53,828	3.14	10	0.22	0.02	6,332	3.37	11.64	2,349	2.23	4.32	13,691	3.32	25.16	5,641	2.33	10.37
21	15,061	0.88	0	0.00	0.00	1,427	0.76	9.33	513	0.49	3.35	3,795	0.92	24.82	1,563	0.65	10.22
22	38,767	2.26	10	0.22	0.03	4,905	2.61	12.57	1,836	1.74	4.71	9,896	2.40	25.37	4,078	1.68	10.45
WASHINGTON COUNTY	63,135	3.68	47	1.02	0.07	8,226	4.38	12.89	3,149	2.99	4.93	15,616	3.78	24.46	7,329	3.03	11.48
23	7,390	0.43	0	0.00	0.00	1,031	0.55	13.95	314	0.30	4.25	2,088	0.50	27.98	498	0.21	6.74
24	55,745	3.25	47	1.02	0.08	7,195	3.83	12.75	2,835	2.69	5.02	13,548	3.28	24.00	6,831	2.82	12.10
WALWORTH COUNTY	58,534	3.42	75	1.62	0.13	4,065	3.22	9.56	4,547	4.32	7.17	13,130	3.18	20.70	10,131	4.19	15.97
25	58,534	3.42	75	1.62	0.13	4,065	3.22	9.56	4,547	4.32	7.17	13,130	3.18	20.70	10,131	4.19	15.97
REGION TOTAL	1,714,200	100.00	4,626	100.00	0.27	187,994	100.00	10.71	105,293	100.00	6.00	412,531	100.00	23.49	241,982	100.00	13.78

* THE POPULATION IN FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING UNITS WAS ESTIMATED BASED ON THE NUMBER OF MINOR DEPENDENTS IN EACH HOUSEHOLD AND THE SEX OF THE HOUSEHOLD HEAD. THIS DATA WAS COMPILED FOR ALL FAMILIES FOR WHICH FIRM COMMITMENTS HAD BEEN ISSUED PRIOR TO APRIL 1, 1970, FOR OCCUPANCY OF A HOUSING UNIT UNDER ANY OF THE SECTION 235 HOUSING PROGRAMS (SECTION 235 NEW, SECTION 235 EXISTING, AND SECTION 235 REHAB.). PRIOR TO APRIL OF 1970 THERE WERE NO SECTION 236 UNITS CONSTRUCTED WITHIN THE REGION. THE SECTION 235 PROGRAM IS A FEDERALLY SUBSIDIZED HOME OWNERSHIP PROGRAM AND THE SECTION 236 PROGRAM IS A FEDERALLY SUBSIDIZED RENTAL PROGRAM. NO DATA IS PRESENTLY AVAILABLE FOR THE POPULATION IN PUBLIC HOUSING.

† THE PERCENTAGE OF THE POPULATION IN THE REGION AND IN EACH COUNTY OR PLANNING AREA OCCUPYING FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING UNITS, AGE FIVE AND UNDER, AGE 21 THROUGH 24, AGE 25 THROUGH 44, AND AGE 60 AND OVER WAS CALCULATED BASED ON THE TOTAL POPULATION IN HOUSING UNITS FOR THE REGION AND EACH COUNTY OR PLANNING AREA IN 1970.

SOURCE- U. S. BUREAU OF THE CENSUS; U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MILWAUKEE AREA OFFICE; AND SEWRPC.

Selected Indicators of Housing Need

Table 3 includes data by planning area for three particularly important indicators of housing need: the number of housing units with no flush toilets, the number of housing units which are severely overcrowded, and the number of housing units expected to be demolished. A review of the percentage of year-round housing units² in the Region having no flush toilets indicates, not surprisingly, that the highest percentages of such units occur within the more rural planning areas. It should be noted, however, that both the northern part of the City of Milwaukee and the Racine area have relatively high percentages of year-round housing units with no flush toilets.

As suspected, the number of housing units with more than one and one-half persons per room, which generally indicates severe overcrowding, occurs within the most densely populated planning areas in the Region, although there is a very close relationship between the number of these severely overcrowded units and total housing units in each of the planning areas.

²Year-round housing units exclude vacant seasonal and vacant migrant housing.

Data on housing units expected to be demolished by 1972 could not be collected on a uniform basis. Some governmental units or agencies such as the City of Milwaukee and the state and county transportation agencies had very definite and well-organized data on anticipated demolitions of existing housing units, while others had no such data or could only provide estimates based on the previous years' demolitions. Consequently, the available information on proposed demolitions could only be considered a very general indicator of the potential magnitude of housing removal in the various planning areas of the Region over the next two years.

In addition to providing data on the three critical elements of housing need, Table 3 also includes information by planning area on the distribution of existing publicly subsidized low- and moderate-income housing in southeastern Wisconsin. The information included clearly indicates those planning areas where community action to provide such units has been taken. It is apparent from the table that more than 75 percent of the low- and moderate-income housing units constructed through the end of 1971 were located in the City of Milwaukee, with the majority in the northern part of the City (Planning Area 3).

Table 3
SELECTED CHARACTERISTICS OF HOUSING STOCK AND SELECTED CURRENT
DEMOLITION AND CONSTRUCTION DATA BY HOUSING PLANNING
AREA IN THE SOUTHEASTERN WISCONSIN REGION

PLANNING AREA	SELECTED CHARACTERISTICS OF HOUSING STOCK-- 1970								LOW- AND MODERATE-INCOME HOUSING UNITS-DECEMBER 31, 1971 ^d			HOUSING UNITS EXPECTED TO BE DEMOLISHED - 1972 ^e				
	YEAR-ROUND HOUSING UNITS ^a		HOUSING UNITS WITH NO FLUSH TOILET ^b		HOUSING UNITS WITH 1.51 OR MORE PERSONS PER ROOM ^c											
	NUMBER	PERCENT OF REGION	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA HOUSING UNITS ^f	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA HOUSING UNITS ^f	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA HOUSING UNITS ^f	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA HOUSING UNITS ^f	PROJECT CODE ^f	
MILWAUKEE COUNTY	369,728	62.84	300	15.11	0.09	3,704	62.62	1.09	8,607	79.25	2.46	658	78.80	0.19	--	UR/CE/0/HF
1	3,947	0.71	2	0.10	0.05	8	0.14	0.21	0	0.00	0.00	--	--	--	--	
2	15,200	2.73	7	0.35	0.05	29	0.49	0.19	1	0.01	0.01	4	0.48	0.03	HF	
3	172,436	30.98	124	6.25	0.07	2,263	38.25	1.37	7,063	5.03	4.10	646	77.36	0.37	--	
4	18,375	3.30	5	0.25	0.03	40	0.68	0.22	0	0.00	0.00	--	--	--	HF	
5	25,910	4.65	8	0.40	0.03	172	2.91	0.68	192	1.77	0.74	5	0.60	0.02	HF	
6	13,371	2.40	13	0.65	0.10	91	1.54	0.70	37	0.34	0.28	--	--	--	HF	
7	77,117	13.86	46	2.32	0.06	754	12.74	1.01	1,089	10.03	1.41	--	--	--	--	
8	16,719	3.01	19	0.96	0.11	277	3.84	1.38	119	1.09	0.71	--	--	--	--	
9	6,653	1.20	76	3.83	1.14	120	2.03	1.84	106	0.98	1.59	3	0.36	0.04	HF	
RACINE COUNTY	51,989	9.34	348	17.53	0.67	628	10.62	1.26	939	8.65	1.81	55	6.59	0.11	--	CE/UR
10	41,295	7.42	101	5.09	0.24	488	8.25	1.23	862	7.94	2.09	53	6.35	0.13	--	
11	10,694	1.92	247	12.44	2.31	140	2.37	1.40	77	0.71	0.72	2	0.24	0.02	--	
KENOSHA COUNTY	37,144	6.67	144	7.26	0.39	500	8.45	1.41	588	5.41	1.58	65	7.78	0.17	--	CE
12	30,410	5.46	71	3.58	0.23	197	6.71	1.34	573	5.27	1.88	65	7.78	0.21	--	
13	6,734	1.21	73	3.68	1.08	103	1.74	1.77	15	0.14	0.22	--	--	--	--	
WALKER COUNTY	63,654	11.44	418	21.06	0.66	538	9.10	0.93	270	2.48	0.62	44	5.27	0.07	--	CE/HF
14	9,050	1.62	33	1.66	0.36	82	1.39	0.92	3	0.03	0.03	--	--	--	--	
15	11,203	2.01	25	1.26	0.22	40	0.68	0.37	0	0.00	0.00	8	0.96	0.07	HF	
16	9,847	1.77	90	4.53	0.91	92	1.55	0.95	0	0.00	0.00	8	0.96	0.08	HF	
17	15,969	2.87	60	3.02	0.38	160	2.70	1.03	137	1.26	0.86	3	0.36	0.02	--	
18	3,677	0.66	44	2.22	1.20	40	0.68	1.14	8	0.07	0.22	--	--	--	--	
19	9,110	1.64	95	4.79	1.04	75	1.27	0.88	32	0.29	0.35	25	2.99	0.27	HF	
20	4,798	0.87	71	3.58	1.48	49	0.83	1.06	90	0.83	1.88	--	--	--	--	
OSHAKE COUNTY	15,206	2.73	149	7.50	0.98	146	2.46	0.99	23	0.21	0.15	4	0.48	0.03	--	HF
21	4,170	0.75	35	1.76	0.84	19	0.32	0.47	0	0.00	0.00	--	--	--	--	
22	11,036	1.98	114	5.74	1.03	127	2.14	1.19	23	0.21	0.21	4	0.48	0.04	--	
WASHINGTON COUNTY	17,868	3.21	322	16.22	1.80	194	3.27	1.12	305	2.81	1.71	--	--	--	--	HF
23	1,903	0.34	24	1.21	1.76	19	0.32	1.02	0	0.00	0.00	--	--	--	--	
24	15,965	2.87	298	15.01	1.87	175	2.95	1.13	305	2.81	1.91	--	--	--	--	
WALCORTH COUNTY	20,997	3.77	304	15.32	1.45	206	3.48	1.11	129	1.19	0.61	9	1.08	0.04	HF	HF
25	20,997	3.77	304	15.32	1.45	206	3.48	1.11	129	1.19	0.61	9	1.08	0.04	--	
REGION TOTAL	556,986	100.00	1,985	100.00	0.36	5,916	100.00	1.10	10,861	100.00	1.95	835	100.00	0.15	--	

^aTHE NUMBER OF YEAR-ROUND HOUSING UNITS IN EACH PLANNING AREA IS THE TOTAL OF ALL OCCUPIED AND VACANT YEAR-ROUND HOUSING UNITS INCLUDING OCCUPIED MOBILE HOMES OR TRAILERS. EXCLUDED FROM THIS CATEGORY ARE VACANT SEASONAL AND VACANT MIGRANT HOUSING UNITS AND UNOCCUPIED MOBILE HOMES OR TRAILERS.

^bTHE NUMBER OF HOUSING UNITS IN EACH PLANNING AREA WITH NO FLUSH TOILETS IS THE TOTAL NUMBER OF OCCUPIED AND VACANT YEAR-ROUND HOUSING UNITS WHICH HAVE PRIVIES, CHEMICAL TOILETS, OUTSIDE FLUSH TOILETS, OR NO TOILETS ON THE PROPERTY.

^cTHE NUMBER OF HOUSING UNITS IN EACH PLANNING AREA WITH 1.51 OR MORE PERSONS PER ROOM WAS TABULATED IN 1970 BY THE U. S. BUREAU OF THE CENSUS. THE CENSUS QUESTIONNAIRE ASKED RESPONDENTS TO COUNT AS ROOMS ONLY WHOLE ROOMS USED FOR LIVING PURPOSES, SUCH AS LIVING ROOMS, DINING ROOMS, ETC., AND TO EXCLUDE KITCHENETTES, STRIP OR PULLMAN KITCHENS, BATHROOMS, PORCHES, BALCONIES, PORCHES, HALLS, HALF-ROOMS, UTILITY ROOMS, UNFINISHED ATTICS OR BASEMENTS, OR OTHER SPACE USED FOR STORAGE.

^dTHE NUMBER OF LOW- AND MODERATE-INCOME HOUSING UNITS IN EACH PLANNING AREA INCLUDES ALL PUBLIC HOUSING UNITS OWNED AND OPERATED BY A PUBLIC HOUSING AUTHORITY OR THOSE WHICH RECEIVED A FIRM COMMITMENT FOR CONSTRUCTION FROM HUD PRIOR TO JANUARY 1, 1972. ALL SINGLE-FAMILY HOUSING UNITS CONSTRUCTED AND OCCUPIED AS A RESULT OF THE UTILIZATION OF ANY OF THE FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING PROGRAMS AND ALL FEDERALLY SUBSIDIZED MULTI-FAMILY HOUSING UNITS WHICH HAD BEEN CONSTRUCTED OR WHICH HAD RECEIVED A FIRM COMMITMENT FOR CONSTRUCTION FROM HUD PRIOR TO JANUARY 1, 1972. DATA RELATED TO FARMERS HOME ADMINISTRATION SUBSIDY PROGRAMS ARE NOT AVAILABLE AT THE PLANNING AREA LEVEL.

^eTHE NUMBER OF HOUSING UNITS IN EACH PLANNING AREA EXPECTED TO BE DEMOLISHED DURING 1972 WAS OBTAINED FROM SOURCES SUCH AS LOCAL BUILDING INSPECTORS, THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, DISTRICTS 2 AND 91 AND THE MILWAUKEE DEPARTMENT OF CITY DEVELOPMENT. DUE TO THE MANY AGENCIES INVOLVED IN THE DEMOLITION OF HOUSING UNITS IN THE REGION AND THE INDEFINITE NATURE OF PROGRAMS WHICH MAY REQUIRE DEMOLITION OF HOUSING UNITS, THIS DATA COULD NOT BE COLLECTED ON A UNIFORM BASIS.

^fTHE PERCENTAGE OF HOUSING UNITS IN THE REGION AND IN EACH COUNTY OR PLANNING AREA HAVING NO FLUSH TOILETS WAS CALCULATED BASED ON THE TOTAL NUMBER OF OCCUPIED AND VACANT YEAR-ROUND HOUSING UNITS IN THE REGION AND IN EACH COUNTY OR PLANNING AREA IN 1970.

^gTHE PERCENTAGE OF HOUSING UNITS IN THE REGION AND IN EACH COUNTY OR PLANNING AREA WITH 1.51 OR MORE PERSONS PER ROOM WAS CALCULATED BASED ON THE TOTAL NUMBER OF OCCUPIED HOUSING UNITS IN THE REGION AND IN EACH COUNTY OR PLANNING AREA IN 1970.

^hTHE PERCENTAGE OF HOUSING UNITS IN THE REGION AND IN EACH COUNTY OR PLANNING AREA WHICH ARE LOW- AND MODERATE-INCOME HOUSING UNITS CONSTRUCTED OR HAVING FIRM COMMITMENTS PRIOR TO JANUARY 1, 1972, WAS CALCULATED BASED ON THE NUMBER OF YEAR-ROUND HOUSING UNITS IN THE REGION AND IN EACH COUNTY OR PLANNING AREA IN 1970.

ⁱTHE PERCENTAGE OF HOUSING UNITS IN THE REGION AND IN EACH COUNTY OR PLANNING AREA EXPECTED TO BE DEMOLISHED WAS CALCULATED BASED ON THE NUMBER OF OCCUPIED AND VACANT YEAR-ROUND HOUSING UNITS IN THE REGION AND IN EACH COUNTY OR PLANNING AREA IN 1970.

^jTHE PROJECT CODE FOR HOUSING UNITS TO BE DEMOLISHED IS AS FOLLOWS:
HF - HIGHWAY AND FREEWAY CONSTRUCTION.
CE - CODE ENFORCEMENT.
UR - URBAN RENOVATION.
C - OTHER, E.G. SCHOOL EXPANSION AND ACQUISITION OF PARK SITES.

^kDATA PERTAINING TO THE DEMOLITION OF HOUSING UNITS IN THE CITY OF MILWAUKEE WAS NOT OBTAINABLE ON SPECIFIC LOCATIONS AND, CONSEQUENTLY, COULD NOT BE TABULATED BETWEEN THE NORTH PART OF THE CITY OF MILWAUKEE AND THE SOUTH PART OF THE CITY OF MILWAUKEE (PLANNING AREAS NOS. 3 AND 7). DATA FOR THE ENTIRE CITY OF MILWAUKEE IS TABULATED IN PLANNING AREA 3 AND WAS OBTAINED FROM THE CITY OF MILWAUKEE'S WORKABLE PROGRAM.

SOURCE- U.S. BUREAU OF THE CENSUS; U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MILWAUKEE AREA OFFICE; WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, DISTRICTS 2 AND 91; CITIES OF BURLINGTON, KENOSHA, MILWAUKEE, RACINE, AND WALKER; AND SEWPP.

Vacant Housing Units and Vacancy Rates

Table 4 includes data on the vacant housing units and the vacancy rate in each of the planning areas. This data becomes meaningful only when evaluated against standards. It is desirable that such standards be developed for each type of housing unit. Pending the formulation of such standards under the long-range regional housing study, a total vacancy rate of 3 percent or less was taken as an indication of the probable shortage of housing in a planning area.

Table 4

NUMBER AND PERCENT OF VACANT HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION BY HOUSING PLANNING AREA: 1970

PLANNING AREA	HOUSING UNITS											
	FOR RENT				FOR SALE				TOTAL			
	OCCUPIED	VACANT	TOTAL	PERCENT VACANT	OCCUPIED	VACANT	TOTAL	PERCENT VACANT	OCCUPIED	VACANT	TOTAL	PERCENT VACANT
MILWAUKEE COUNTY	154,120	6,845	160,965	4.25	184,519	1,087	185,606	0.58	338,639	7,932	346,571	2.29
1	150	0	150	0.00	3,771	6	3,777	0.16	3,921	6	3,927	0.15
2	4,524	74	4,598	1.61	10,490	34	10,524	0.32	15,014	108	15,122	0.71
3	94,061	4,495	98,556	4.56	71,438	226	71,664	0.32	165,499	4,721	170,220	2.77
4	4,580	288	4,868	5.92	13,347	53	13,400	0.40	17,927	341	18,268	1.87
5	9,142	228	9,370	2.43	16,249	60	16,309	0.37	25,391	288	25,679	1.12
6	3,009	287	3,296	8.71	9,996	33	10,029	0.33	13,005	320	13,325	2.40
7	31,819	1,258	33,077	3.80	43,128	625	43,753	1.43	74,947	1,883	76,830	2.45
8	5,575	171	5,746	2.97	10,834	17	10,851	0.16	16,409	188	16,597	1.13
9	1,260	44	1,304	3.37	5,266	33	5,299	0.62	6,526	77	6,603	1.17
RACINE CCOUNTY	15,139	771	15,910	4.85	34,657	323	34,980	0.92	49,796	1,094	50,890	2.15
10	12,670	709	13,379	5.30	27,159	267	27,426	0.97	39,829	976	40,805	2.39
11	2,469	62	2,531	2.45	7,498	56	7,554	0.74	9,967	118	10,085	1.17
KENOSHA COUNTY	10,607	435	11,042	3.94	24,861	177	25,038	0.71	35,468	612	36,080	1.70
12	9,337	327	9,664	3.38	20,326	114	20,440	0.56	29,663	441	30,104	1.46
13	1,270	108	1,378	7.84	4,535	63	4,598	1.37	5,805	171	5,976	2.86
WALKESHA CCOUNTY	12,338	518	12,856	4.03	49,597	351	49,948	0.70	61,935	869	62,804	1.38
14	1,451	47	1,498	3.14	7,447	30	7,477	0.40	8,898	77	8,975	0.86
15	798	93	891	10.44	10,150	91	10,241	0.89	10,948	184	11,132	1.65
16	1,135	35	1,170	2.99	8,577	37	8,614	0.43	9,712	72	9,784	0.74
17	5,013	185	5,198	3.56	10,547	70	10,617	0.66	15,560	255	15,815	1.42
18	565	16	581	2.75	2,947	28	2,975	0.94	3,512	44	3,556	1.24
19	2,383	125	2,508	4.98	6,286	59	6,345	0.93	8,669	184	8,853	2.08
20	993	17	1,010	1.68	3,643	36	3,679	0.98	4,636	53	4,689	1.13
OZAUKEE CCOUNTY	3,131	126	3,257	3.87	11,588	134	11,722	1.14	14,719	260	14,979	1.74
21	556	9	565	1.59	3,501	39	3,540	1.10	4,057	48	4,105	1.17
22	2,575	117	2,692	4.35	8,087	95	8,182	1.16	10,662	212	10,874	1.95
WASHINGTON CCOUNTY	4,262	124	4,386	2.83	13,123	100	13,223	0.76	17,385	224	17,609	1.27
23	344	16	360	4.44	1,515	14	1,529	0.92	1,859	30	1,889	1.59
24	3,918	108	4,026	2.68	11,608	86	11,694	0.74	15,526	194	15,720	1.23
WALWORTH CCOUNTY	5,550	282	5,832	4.84	12,994	207	13,201	1.57	18,544	489	19,033	2.57
25	5,550	282	5,832	4.84	12,994	207	13,201	1.57	18,544	489	19,033	2.57
REGION TOTAL	205,147	9,101	214,248	4.25	331,339	2,379	333,718	0.71	536,486	11,480	547,966	2.10

SOURCE- U. S. BUREAU OF THE CENSUS AND SEWRPC.

Demographic Characteristics

Table 5 sets forth data on certain demographic characteristics of each of the 25 planning areas. These data were used in the formulation of one of the alternative allocation formulae as indicators of potential concentrations of low-income groups in the planning areas, prior to the availability of actual income data from the 1970 U. S. Census of Population and Housing. Use of these data assumed a correlation between low income and the three characteristics tabulated, namely minority population, families with a single head of the household, and large families.

Fiscal Data

Table 6 sets forth information on the state equalized value per housing unit and equalized tax on \$20,000 of general property in each of the 25 planning areas. It should be noted that the data shown in Table 6 by planning area represent an average of the data for each individual community within the planning area, and

do not, with the exception of those planning areas comprised of only one community, represent an actual situation. This information was used in some of the alternative allocation formulae as a measure of the fiscal ability of each of the planning areas to accommodate new low- and moderate-income housing.

Table 5

SELECTED DEMOGRAPHIC CHARACTERISTICS BY HOUSING PLANNING
AREA IN THE SOUTHEASTERN WISCONSIN REGION: 1970

PLANNING AREA	MINORITY POPULATION ^a					SINGLE HEAD FAMILIES ^b			LARGE FAMILIES ^c		
	NEGRO	OTHER	TOTAL	PERCENT OF REGION	PERCENT OF PLANNING AREA POPULATION	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA POPULATION	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA POPULATION
MILWAUKEE COUNTY	106,033	8,041	114,074*	87.86	10.82	38,301	71.80	14.63	35,182	55.00	10.34
1	62	27	89	0.07	0.64	181	0.34	4.95	402	0.63	10.25
2	126	229	355	0.27	0.76	1,242	2.33	10.17	1,330	2.08	8.86
3	105,174	6,699	111,873	86.22	22.74	30,893	57.91	17.22	24,261	37.91	10.09
4	397	207	604	0.47	1.03	1,413	2.65	9.56	1,694	2.65	9.45
5	19	280	299	0.23	0.39	2,165	4.06	10.70	2,242	3.51	8.83
6	26	148	174	0.13	0.37	720	6.09	6.09	1,809	2.83	13.91
7 ^d	--	--	--	--	--	--	--	--	--	--	--
8	10	269	279	0.22	0.50	1,303	2.44	9.47	2,154	3.37	13.13
9	214	179	393	0.30	1.50	384	0.72	6.36	1,290	2.02	19.77
RACINE COUNTY	10,572	755	11,327*	8.73	6.63	4,478	8.39	10.84	6,938	10.85	13.93
10	10,444	612	11,056	8.52	8.27	3,762	7.05	11.49	5,261	8.23	13.21
11	124	140	264	0.20	0.71	716	1.34	8.36	1,677	2.62	16.83
KENOSHA COUNTY	1,930	364	2,294*	1.77	1.94	3,228	6.05	11.03	4,388	6.86	12.37
12	1,926	323	2,249	1.73	2.29	2,789	5.22	11.49	3,587	5.61	12.09
13	--	28	28	0.02	0.14	439	0.83	8.81	801	1.25	13.80
WALKESHA COUNTY	362	798	1,160	0.89	0.50	3,715	6.96	6.69	9,802	15.33	15.83
14	23	81	104	0.08	0.30	448	0.84	5.45	1,650	2.58	18.54
15	39	122	161	0.12	0.37	479	0.89	4.60	1,875	2.93	17.13
16	21	98	119	0.09	0.31	484	0.91	5.30	1,833	2.87	18.87
17	139	291	430	0.33	0.78	1,231	2.31	9.36	2,023	3.16	13.00
18	4	42	46	0.04	0.35	191	0.36	6.01	599	0.94	17.06
19	125	110	235	0.18	0.80	609	1.14	8.32	1,063	1.66	12.26
20	11	53	64	0.05	0.38	273	0.51	6.61	759	1.19	16.37
OZAUKEE COUNTY	92	132	224*	0.17	0.41	890	1.67	6.77	2,463	3.85	16.73
21	76	30	106	0.08	0.69	208	0.39	5.48	659	1.03	16.24
22	5	94	99	0.08	0.25	682	1.28	7.29	1,804	2.82	16.92
WASHINGTON COUNTY	45	142	187*	0.14	0.29	1,215	2.28	8.02	3,037	4.75	17.47
23	28	13	41	0.03	0.56	124	0.23	7.15	378	0.59	20.33
24	8	116	124	0.10	0.22	1,091	2.05	8.14	2,659	4.16	17.13
WALWORTH COUNTY	287	278	565	0.44	0.89	1,518	2.85	10.20	2,147	3.36	11.58
25	287	278	565	0.44	0.89	1,518	2.85	10.20	2,147	3.36	11.58
REGION TOTAL	119,321	10,510	129,831	100.00	7.39	53,345	100.00	12.37	63,957	100.00	11.92

^a MINORITY POPULATION INCLUDES NEGROES, AMERICAN INDIANS, JAPANESE, CHINESE, FILIPINOS, HAWAIIANS, AND KOREANS AS DEFINED BY THE U.S. BUREAU OF THE CENSUS.

^b A SINGLE-HEAD FAMILY IS DEFINED AS A PRIMARY FAMILY WITH NO SPOUSE OF THE HOUSEHOLD HEAD PRESENT. A PRIMARY FAMILY IS ONE WHOSE HEAD IS ALSO THE HEAD OF THE HOUSEHOLD.

^c A LARGE FAMILY IS DEFINED AS A HOUSEHOLD WITH SIX OR MORE PERSONS.

^d THE DATA FOR PLANNING AREA 7 ARE INCLUDED IN THE DATA FOR PLANNING AREA 3.

* COUNTY DATA ARE SLIGHTLY HIGHER THAN THE SUM OF THE PLANNING AREA DATA DUE TO CENSUS DATA SUPPRESSION AT THE CIVIL DIVISION LEVEL.

SOURCE- U.S. BUREAU OF THE CENSUS AND SEWRPC.

Eligibility of Households

Table 7 sets forth information concerning the number of households in each planning area which qualify for federal low- and moderate-income housing subsidy programs. This information, based upon income by household size from the 1970 U. S. Census, was used as a direct input to the recommended formula for the allocation of the 2,000 units among the 25 planning areas. Figure 1 shows the Federal Housing Administration (FHA) maximum annual adjusted and gross income limits for Section 235 and 236 housing eligibility according to the number of persons per household.

The information contained in these seven tables was used in the formulation and application of the alternative allocation formulae considered in the study, and as such provided the basis for the various allocations of the 2,000 units to the 25 planning areas in the Region for the two-year period 1972-1973 set forth later in this report.

Table 6

**STATE EQUALIZED VALUE PER HOUSING UNIT AND PROPERTY TAX
ON \$20,000 OF STATE EQUALIZED VALUE BY HOUSING PLANNING AREA
IN THE SOUTHEASTERN WISCONSIN REGION: 1970**

PLANNING AREA	STATE EQUALIZED VALUE ^a	NUMBER OF OCCUPIED AND VACANT YEAR-ROUND HOUSING UNITS	STATE EQUALIZED VALUE PER HOUSING UNIT		TAX LEVY ^c	GROSS TAX RATE PER \$1,000 OF STATE EQUALIZED VALUE		TAX ON \$20,000 OF GENERAL PROPERTY	
			RANGE ^b	AVERAGE		RANGE ^d	AVERAGE	RANGE ^e	AVERAGE
MILWAUKEE COUNTY	\$ 8,615,863,000	346,571	\$19,390- 102,406	\$24,860	\$370,954,474	\$30.55- 48.32	\$ 43.05	\$611.00- 966.40	\$861.00
1	195,174,000	3,927	46,718- 68,148	49,701	7,263,286	35.70- 37.81	37.21	714.00- 756.20	744.20
2	573,075,000	15,122	23,247- 70,456	37,897	20,366,662	30.76- 40.28	35.54	614.40- 805.60	710.80
3	5,140,600,000	247,050	20,645- 32,063	20,645	247,390,694	39.18- 48.32	48.12	783.60- 966.40	962.40
4	710,668,000	18,268	--	38,902	22,726,308	--	31.98	-- ^f	639.60
5	940,762,000	25,679	31,485- 102,406	36,635	33,749,719	35.04- 36.08	35.87	700.80- 721.60	717.40
6	370,051,000	13,325	25,214- 30,664	27,771	13,719,339	36.09- 38.45	37.07	721.80- 769.00	741.40
7 ^g	--	--	--	--	--	--	--	--	--
8	440,422,000	16,597	19,390- 31,212	26,536	17,619,205	38.83- 41.12	40.01	776.60- 822.40	800.20
9	245,111,000	6,603	25,479- 46,586	37,121	8,119,261	30.55- 38.90	33.12	611.00- 778.00	662.40
RACINE COUNTY	1,253,282,000	50,890	19,338- 64,545	24,627	44,867,770	18.09- 49.31	35.80	361.80- 986.20	716.00
10	990,458,000	40,805	19,338- 64,545	24,273	35,758,268	18.09- 39.95	36.10	361.80- 799.00	722.00
11	262,824,000	10,085	14,979- 30,018	26,061	9,109,502	26.48- 49.31	34.66	529.60- 986.20	693.20
KENOSHA COUNTY	854,262,000	36,080	18,805- 39,426	23,427	30,571,559	26.98- 41.12	35.79	539.60- 834.40	715.80
12	678,753,700	30,104	22,259- 23,732	22,547	24,842,949	26.98- 38.57	36.60	539.60- 771.40	732.00
13	175,508,300	5,976	18,805- 39,426	29,369	5,728,610	27.84- 41.12	32.64	556.80- 834.40	652.80
WAUKESHA COUNTY	2,113,763,000	62,804	16,610- 85,559	33,656	63,115,947	19.13- 39.89	29.86	382.60- 797.80	597.20
14	312,741,000	8,975	23,219- 58,499	34,846	9,856,223	30.35- 31.64	31.52	607.00- 632.80	630.40
15	493,717,000	11,132	39,242- 51,829	44,351	14,763,210	23.36- 31.58	29.90	467.20- 631.60	598.00
16	313,878,000	9,784	25,965- 34,743	32,081	9,090,624	28.72- 29.03	28.96	574.40- 580.60	579.20
17	491,518,000	15,815	24,917- 44,480	31,079	14,053,909	19.13- 34.94	28.59	382.60- 698.80	571.80
18	116,996,000	3,556	22,893- 76,326	32,901	3,727,506	30.96- 33.98	31.86	619.20- 679.60	637.20
19	252,077,000	8,853	22,690- 85,559	28,474	7,725,559	23.83- 39.18	30.65	476.60- 783.60	613.00
20	132,836,000	4,689	16,610- 35,588	28,329	3,898,916	24.54- 39.89	29.35	490.80- 797.80	587.00
OZAUKEE COUNTY	559,400,000	14,979	24,081- 45,173	37,346	15,097,326	21.50- 32.18	26.99	430.00- 643.60	539.80
21	185,427,000	4,105	38,031- 45,173	45,171	5,555,679	29.87- 30.53	29.96	597.40- 607.00	599.20
22	373,973,400	10,874	24,081- 43,326	34,391	9,541,647	21.50- 32.18	25.51	430.00- 643.60	510.20
WASHINGTON COUNTY	567,343,100	17,609	18,525- 52,154	32,219	17,964,461	20.48- 37.45	31.66	409.60- 749.00	633.20
23	56,113,400	1,889	18,525- 30,437	29,705	1,861,132	30.62- 33.26	33.17	612.40- 665.20	663.40
24	511,229,700	15,720	25,244- 52,154	32,521	16,103,329	20.48- 37.45	31.50	409.60- 749.00	630.00
WALWORTH COUNTY	676,572,000	19,033	13,217- 92,713	35,547	19,277,286	22.94- 38.16	28.49	458.80- 763.20	569.80
25	676,572,000	19,033	13,217- 92,713	35,547	19,277,286	22.94- 38.16	28.49	458.80- 763.20	569.80
REGION TOTAL	\$14,640,485,100	547,966	\$13,217- 102,406	\$26,718	\$561,848,823	\$18.09- 49.31	\$ 38.38	\$361.80- 986.20	\$767.60

^a THE TOTAL STATE EQUALIZED VALUE IS THE ACTUAL MARKET VALUE OF ALL GENERAL PROPERTY AS DETERMINED BY THE WISCONSIN DEPARTMENT OF REVENUE, BUREAU OF PROPERTY TAX, PURSUANT TO SECTION 70.02 OF THE WISCONSIN STATUTES.

^b THE RANGE OF STATE EQUALIZED VALUE PER HOUSING UNIT IN EACH PLANNING AREA CORRESPONDS TO THE LOWEST AND HIGHEST STATE EQUALIZED VALUE PER HOUSING UNIT FOR ALL CIVIL DIVISIONS WITHIN A PLANNING AREA.

^c THE TOTAL TAX LEVY INCLUDES ONLY THE STATE, COUNTY, AND LOCAL GOVERNMENT AND SCHOOL TAXES FOR ALL CIVIL DIVISIONS WITHIN A PLANNING AREA. THIS LEVY DOES NOT INCLUDE SPECIAL ASSESSMENTS, DELINQUENT AND OMITTED TAXES, FOREST CROP AND WOODLAND TAXES, AND OCCUPATIONAL TAXES.

^d THE RANGE OF GROSS TAX RATE PER \$1,000 IN EACH PLANNING AREA CORRESPONDS TO THE LOWEST AND HIGHEST GROSS TAX RATE FOR ALL CIVIL DIVISIONS WITHIN A PLANNING AREA.

^e THE TAX RANGE IN EACH PLANNING AREA CORRESPONDS TO THE LOWEST AND HIGHEST TAX FOR ALL CIVIL DIVISIONS WITHIN A PLANNING AREA.

^f NOT APPLICABLE, SINCE THERE IS ONLY ONE CIVIL DIVISION IN PLANNING AREA 4.

^g DATA FOR PLANNING AREAS 3 AND 7 COULD NOT BE OBTAINED SEPARATELY; THEREFORE, PLANNING AREA 7 DATA ARE INCLUDED IN THE DATA FOR PLANNING AREA 3.

SOURCE- WISCONSIN DEPARTMENT OF REVENUE, U.S. BUREAU OF THE CENSUS, AND SEWRPC.

FACTORS CONSIDERED IN ALLOCATION OF UNITS

In the general allocation of a full range of types of new low- and moderate-income housing units³ to planning areas, as well as in the identification of specific sites on which the allocated units might be constructed, a number of factors were considered. These factors can be grouped into three areas of concern: the indicated need for low- and moderate-income housing, the locational factors related to low- and moderate-income housing, and existing constraints on the construction of new low- and moderate-income housing. Following is a list of these factors as perceived in the short-range action housing program:

1. Indicators of Existing Need of Residents in Planning Areas for Low- and Moderate-Income Housing

³The types of new low- and moderate-income housing units include single-family, two-family, and multi-family unit structures intended for both renter and owner occupancy by families and individuals of all ages, income levels, and in various stages of the life cycle.

Table 7

ELIGIBILITY OF HOUSEHOLDS FOR SECTION 235 OR SECTION 236 HOUSING SUBSIDY
BASED ON MAXIMUM GROSS HOUSEHOLD INCOME LIMITS BY HOUSING
PLANNING AREA IN THE SOUTHEASTERN WISCONSIN REGION

PLANNING AREA	NUMBER OF HOUSEHOLDS FOR WHICH INCOME WAS TABULATED ^c	ELIGIBILITY OF HOUSEHOLDS FOR SECTION 235 OR SECTION 236 HOUSING SUBSIDY ^a					
		GROSS HOUSEHOLD INCOME LOWER THAN OR EQUAL TO ESTABLISHED LIMIT			GROSS HOUSEHOLD INCOME EXCEEDS ESTABLISHED LIMIT ^b		
		NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA HOUSEHOLDS FOR WHICH INCOME WAS TABULATED	NUMBER	PERCENT OF REGION	PERCENT OF PLANNING AREA HOUSEHOLDS FOR WHICH INCOME WAS TABULATED
MILWAUKEE COUNTY	338,634	124,639	62.15	36.81	213,995	63.70	63.19
1	3,881	413	0.21	10.64	3,468	1.03	89.36
2	15,052	3,085	1.54	20.50	11,967	3.56	79.50
3	165,500	71,238	35.52	43.04	94,262	28.06	56.96
4	17,931	4,421	2.20	24.66	13,510	4.02	75.34
5	25,382	8,157	4.07	32.14	17,225	5.13	67.86
6	13,011	2,795	1.39	21.48	10,216	3.04	78.52
7	74,945	27,500	13.71	36.69	47,445	14.12	63.31
8	16,409	5,195	2.59	31.66	11,214	3.34	68.34
9	6,523	1,835	0.92	28.13	4,688	1.40	71.87
RACINE COUNTY	49,796	21,193	10.57	42.56	28,603	8.52	57.44
10	39,829	16,863	8.41	42.34	22,966	6.84	57.66
11	9,967	4,330	2.16	43.44	5,637	1.68	56.66
KENOSHA COUNTY	35,468	16,123	8.04	45.46	19,345	5.76	54.54
12	29,663	13,420	6.69	45.24	16,243	4.84	54.76
13	5,805	2,703	1.35	46.56	3,102	0.92	53.44
WAUKESHA COUNTY	61,935	18,133	9.04	29.28	43,802	13.04	70.72
14	8,890	2,254	1.12	25.35	6,636	1.98	74.65
15	10,938	1,837	0.92	16.79	9,101	2.71	83.21
16	9,710	2,327	1.16	23.96	7,383	2.20	76.04
17	15,573	5,600	2.79	35.96	9,973	2.97	64.04
18	3,529	1,149	0.57	32.56	2,380	0.71	67.44
19	8,659	3,201	1.60	36.97	5,458	1.62	63.03
20	4,636	1,765	0.88	38.07	2,871	0.85	61.93
OZAUKEE COUNTY	14,718	4,055	2.02	27.55	10,663	3.17	72.45
21	4,055	781	0.39	19.26	3,274	0.97	80.74
22	10,663	3,274	1.63	30.70	7,389	2.20	69.30
WASHINGTON COUNTY	17,385	6,848	3.42	39.39	10,537	3.13	60.61
23	1,858	601	0.30	32.35	1,257	0.37	67.65
24	15,527	6,247	3.12	40.23	9,280	2.76	59.77
WALWORTH COUNTY	18,544	9,547	4.76	51.48	8,997	2.68	48.52
25	18,544	9,547	4.76	51.48	8,997	2.68	48.52
REGION TOTAL	536,480	200,538	100.00	37.38	335,942	100.00	62.62

^a ELIGIBILITY FOR PARTICIPATION IN SECTION 235 OR SECTION 236 HOUSING SUBSIDY PROGRAMS IS BASED UPON HOUSEHOLD INCOME, FAMILY SIZE, LOCATION, AND ASSETS. THE ELIGIBILITY DETERMINATION PRESENTED IN THIS TABLE IS BASED UPON HOUSEHOLD INCOME AND FAMILY SIZE AS DETERMINED FROM THE 1970 U. S. CENSUS AND ON LOCATION IN THE REGION. SOME HOUSEHOLDS WHICH MAY BE ELIGIBLE BASED ON INCOME, FAMILY SIZE, AND LOCATION MAY BE INELIGIBLE BECAUSE THEY EXCEED THE ASSET LIMITATION.

^b THE MAXIMUM GROSS HOUSEHOLD INCOME LIMITS FOR SUBAREAS OF THE REGION ARE SHOWN IN FIGURE 1.

^c SINCE INCOME IS A PARAMETER WHICH WAS DETERMINED ON A 20 PERCENT SAMPLE BASIS IN THE 1970 U. S. CENSUS, THE U. S. BUREAU OF THE CENSUS HAS EXPANDED THE SAMPLE TO APPROXIMATE TOTAL HOUSEHOLDS IN A GIVEN GEOGRAPHICAL AREA.

SOURCE— U. S. BUREAU OF THE CENSUS; U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL HOUSING ADMINISTRATION; AND SEWRPC.

MILWAUKEE COUNTY

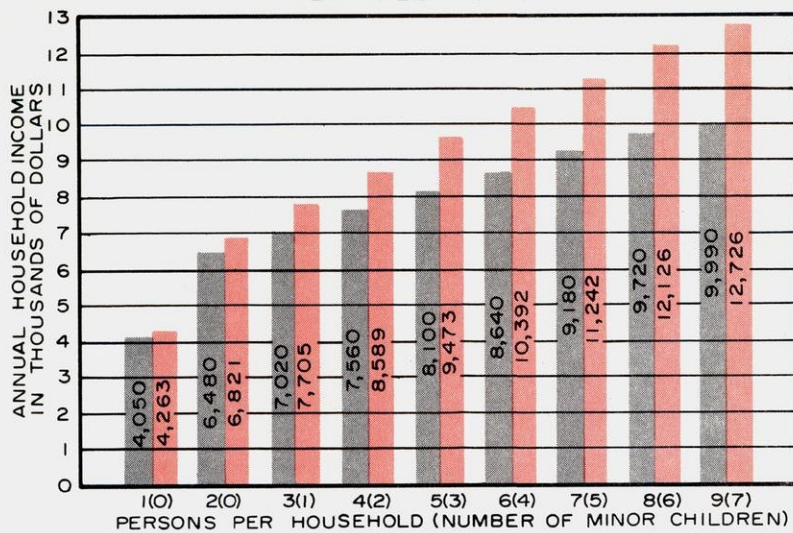
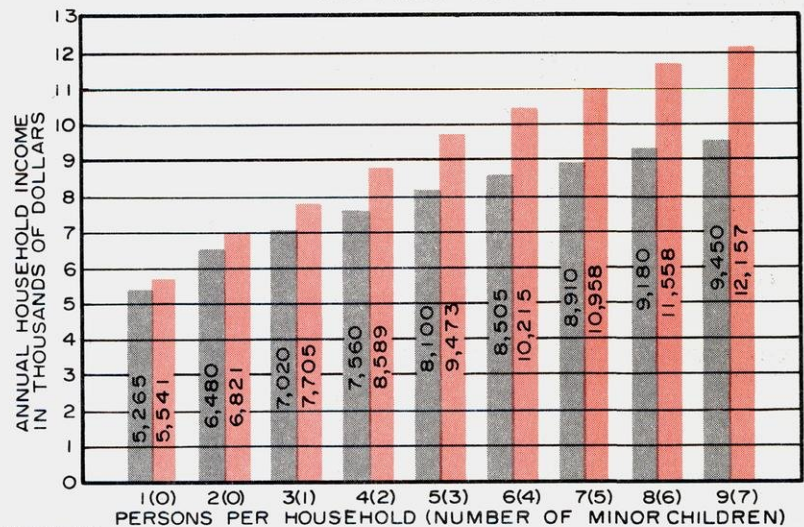


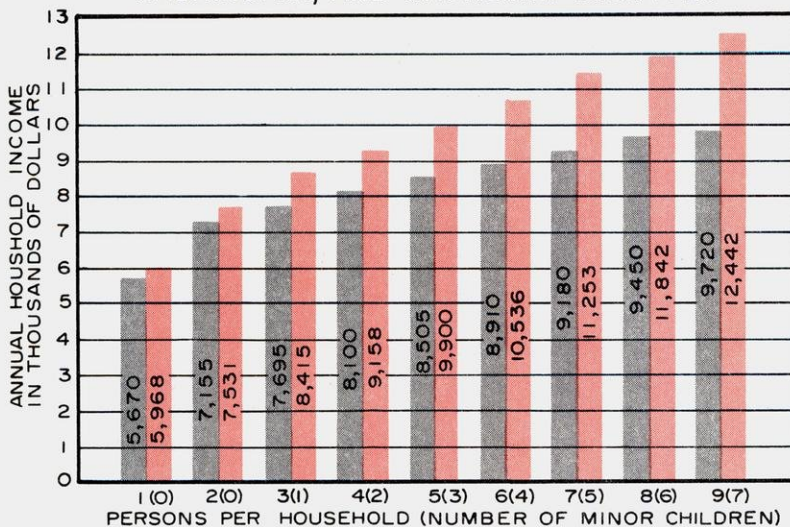
Figure 1

FHA MAXIMUM ANNUAL ADJUSTED AND ANNUAL GROSS INCOME LIMITS FOR SECTION 235 AND SECTION 236 HOUSING--ELIGIBILITY ACCORDING TO NUMBER OF PERSONS PER HOUSEHOLD: MAY 1972

OZAUKEE COUNTY



KENOSHA, RACINE, WALWORTH, WASHINGTON, AND WAUKESHA COUNTIES



^aTHE FEDERAL HOUSING ADMINISTRATION (FHA) MAXIMUM ANNUAL ADJUSTED INCOME EQUALS TOTAL MAXIMUM ANNUAL GROSS INCOME LESS 5 PERCENT OF THE MAXIMUM ANNUAL GROSS INCOME FOR ITEMS SUCH AS SOCIAL SECURITY AND HEALTH INSURANCE, LESS \$300 FOR EACH MINOR DEPENDENT.

Source: U. S. Department of Housing and Urban Development, Federal Housing Administration; and SEWRPC.

- a. Direct or high priority need⁴
 - (1) Dwelling units severely overcrowded.⁵
 - (2) Occupied dwelling units with no flush toilets.
 - (3) Dwelling units expected to be displaced by community improvement projects⁶ within the next two years.
 - b. Special housing needs
 - (1) Large percentage of families with more than six members.
 - (2) Large percentage of population over 60 years of age.
 - (3) Large percentage of families with annual incomes of less than \$6,000.
 - (4) Large percentage of transient residents.
 - (5) Large percentage of families with only one parent.
 - (6) High rate of population growth.
2. Locational Factors for Low- and Moderate-Income Housing
- a. Availability of suitable land areas.⁷
 - b. Ready availability of public utility services.⁸
 - c. Reasonable access to essential services such as food stores, pharmacies, medical facilities, and police and fire protection.
 - d. Reasonable access to elementary and secondary schools, as well as libraries.
 - e. Reasonable access to social services such as welfare assistance and day care centers.
 - f. Reasonable access to employment or employment opportunities.
 - g. Reasonable access to public recreation facilities.
 - h. Reasonable access to transportation facilities.
3. Constraints or Obstacles to the Location of Low- and Moderate-Income Housing
- a. Lack of developable land.⁹
 - b. High costs for land and/or development.
 - c. Zoning ordinances, building codes, or subdivision regulations which directly or indirectly restrict construction of low- and moderate-income housing.

⁴Direct or high priority need is defined as a situation in which a change in the housing stock is required immediately to adequately provide "decent, safe, and sanitary" housing.

⁵Severely overcrowded units are those units with an occupancy rate of 1.51 or more persons per room; those rooms which are included are individual bedrooms, a kitchen, and dining and living rooms.

⁶Community improvement projects include projects such as commercial, industrial, and residential redevelopment; park or school site development; street widening; freeway construction; or code enforcement.

⁷Suitable land areas are those areas covered by soils having only slight or moderate limitations for urban residential development.

⁸Public utility services involve primarily sanitary sewerage and water supply facilities.

⁹Developable land is defined as a suitable land area served by public utilities.

- d. Inadequate tax base support.¹⁰
- e. Inadequate essential services.
- f. Inadequate social services.
- g. Inadequate school facilities.
- h. Inadequate mass transit facilities.
- i. Limited employment opportunities.
- j. No housing authority.
- k. No nearby public recreational facilities.
- l. Citizen apathy or opposition.

ALTERNATIVE ALLOCATION METHODS

In the alternative allocation methodologies explored as part of the short-range action housing program, an attempt was made to relate each allocation indicator of potential need of residents in the planning areas for low- and moderate-income housing to the factors of low- and moderate-income housing location, using available data set forth in the preceding tables.

In exploring the best method of allocating 2,000 housing units to the 25 planning areas in 1972 and 1973, two basic types of methodologies were explored, encompassing the investigation of four alternative allocation formulae. One method was based on the use of a single indicator of need of the residents in the 25 planning areas for low- and moderate-income housing. The second method was based on the use of several indicators of need. These indicators included the need of residents of the planning areas for low- and moderate-income housing, the fiscal ability of the planning areas to construct and support low- and moderate-income housing, and the physical capability of the planning areas to construct low- and moderate-income housing.

Single Indicator Allocation Method

Prior to development of the single indicator allocation formula, it was necessary to review the various data available by planning areas in order to determine which of these data might best be used as indicators of the need for low- and moderate-income housing. In this review, housing characteristics such as number of occupied housing units, absence of flush toilets, severe overcrowding, and housing vacancy rates were all explored as possible single indicators of such need in each of the 25 planning areas. In addition to these data on housing characteristics, data on elderly population, employment, and suitable land areas were reviewed to determine if each of these kinds of data either singularly or in various combinations could provide a good measure of the need to provide low- and moderate-income housing in a planning area.

At the time of the conduct of the short-range action program, no determinations had been made as to the need (if in fact there was a need) for low- and moderate-income housing in southeastern Wisconsin. No direct correlation could be made, therefore, between data relating to the provision of housing as tabulated herein and actual housing need, and as a result these data have been used throughout the allocation process only as potential indicators of housing need.

¹⁰ *Inadequate tax base support is defined as a situation in which equalized residential valuation is greater than 70 percent of the total equalized valuation.*

Following review of the various population and housing characteristics in each of the 25 planning areas, an initial determination was made to allocate the 2,000 units to the planning areas based on a single critical indicator, that of severe overcrowding. The allocation method developed consisted of two major steps. The first step was the determination of the number of severely overcrowded units in each planning area; the determination of such units in each planning area as a percentage of the total of such units in the Region; and the multiplication of the derived percentage by the 2,000 units, resulting in the initial allocation of the 2,000 units to each of the 25 planning areas.

The second step in this method consisted of an adjustment of the initial allocation to reflect the action of the communities comprising each of the planning areas to provide low- and moderate-income housing. There appeared to be a need to recognize that some communities in the Region had taken action to alleviate the severely overcrowded conditions as recorded in April 1970 in the U. S. Census of Population and Housing, and had done so through the approval of various types of low- and moderate-income housing units including public housing, housing for the elderly, and subsidized rental and purchase units. The second step also consisted of a series of mathematical calculations. The first step in this series, as shown in Table 8, involved the tabulation of the number of total subsidized housing units within each of the 25 plan-

Table 8

SINGLE INDICATOR ALLOCATION OF 2,000 LOW- AND MODERATE-INCOME HOUSING UNITS
BY HOUSING PLANNING AREA IN THE SOUTHEASTERN WISCONSIN REGION

PLANNING AREA	INITIAL ALLOCATION ^a				ADJUSTMENTS TO INITIAL ALLOCATION								FINAL ALLOCATION		
	SEVERELY OVERCROWDED HOUSING UNITS		DISTRIBUTION OF LOW- AND MODERATE-INCOME HOUSING UNITS ^b		SUBSIDIZED HOUSING UNITS DECEMBER 1972 ^c		NUMBER OF INITIALLY ALLOCATED UNITS TO BE REALLOCATED ^d	NUMBER OF SUBSIDIZED HOUSING UNITS CONSTRUCTED FROM APRIL 1970 THROUGH DECEMBER 1972 ^e	ADJUSTED SEVERELY OVERCROWDED HOUSING UNITS ^f		DISTRIBUTION OF INITIALLY ALLOCATED UNITS TO BE REALLOCATED ^g	FINAL ADJUSTMENT TO INITIAL ALLOCATION OF 2,000 LOW- AND MODERATE-INCOME HOUSING UNITS ^h	2,000 LOW- AND MODERATE-INCOME HOUSING UNITS		
	NUMBER (1)	PERCENT OF REGION (2)	NUMBER (3)	PERCENT OF REGION (4)	NUMBER (5)	PERCENT OF REGION (6)			NUMBER (9)	PERCENT OF REGION (10)			NUMBER (13)	PERCENT OF REGION (14)	
MILWAUKEE COUNTY	3,704	62.62	1,253	62.65	6,670	82.06	-540	2,952	752	41.30	232	-308	945	47.25	
1	8	0.14	3	0.15	1	0.01	0	0	8	0.44	3	3	6	0.30	
2	29	0.49	10	0.50	0	0.00	0	0	29	1.59	9	9	19	0.95	
3	2,263	38.25	765	38.25	5,451	67.06	-513	2,257	6	0.33	2	-511	254	12.70	
4	40	0.68	14	0.70	4	0.05	0	4	36	1.98	11	11	25	1.25	
5	172	2.91	58	2.90	294	3.62	-2	189	-17	-0.93	-5	-7	51	2.55	
6	91	1.54	30	1.50	44	0.54	0	44	47	2.58	14	14	44	2.20	
7	754	12.74	255	12.75	765	9.41	-24	401	353	19.39	109	85	340	17.00	
8	227	3.84	77	3.85	108	1.33	-1	54	173	9.50	52	129	6.45	129	6.45
9	120	2.03	41	2.05	3	0.04	0	3	117	6.42	36	36	77	3.85	
RACINE COUNTY	628	10.62	212	10.60	683	8.40	-13	477	151	8.29	46	33	245	12.25	
10	488	8.25	165	8.25	631	7.76	-13	425	63	3.46	19	6	171	8.55	
11	140	2.37	47	2.35	52	0.64	0	52	88	4.83	27	27	74	3.70	
KENOSHA COUNTY	500	8.45	169	8.45	325	4.00	-6	250	250	0.73	77	71	240	12.00	
12	197	6.71	134	6.70	324	3.99	-6	250	147	8.07	45	39	173	8.65	
13	103	1.74	35	1.75	1	0.01	0	0	103	5.66	32	32	67	3.35	
WAUKESHA COUNTY	538	9.10	182	9.10	124	1.51	-1	117	421	23.12	130	129	311	15.55	
14	82	1.39	28	1.40	3	0.04	0	3	79	4.34	24	24	52	2.60	
15	40	0.68	13	0.65	0	0.00	0	0	40	2.20	12	12	25	1.25	
16	92	1.55	31	1.55	2	0.02	0	2	90	4.94	28	28	59	2.95	
17	160	2.70	54	2.70	102	1.25	-1	96	64	3.51	20	19	73	3.65	
18	40	0.68	14	0.70	4	0.05	0	4	36	1.98	11	11	25	1.25	
19	75	1.27	26	1.30	11	0.13	0	10	65	3.57	20	20	46	2.30	
20	49	0.83	16	0.80	2	0.02	0	2	47	2.58	15	15	31	1.55	
OSHAUKEE COUNTY	146	2.46	49	2.45	20	0.25	0	18	128	7.02	40	40	89	4.45	
21	19	0.32	6	0.30	0	0.00	0	0	19	1.04	6	6	12	.60	
22	127	2.14	43	2.15	20	0.25	0	18	109	5.99	34	34	77	3.85	
WASHINGTON COUNTY	194	3.27	66	3.30	172	2.12	-1	162	32	1.75	10	9	75	3.75	
23	19	0.32	7	0.35	0	0.00	0	0	19	1.04	6	6	13	.65	
24	175	2.95	59	2.95	172	2.12	-1	162	13	0.71	4	3	62	3.10	
WALWORTH COUNTY	206	3.48	69	3.45	135	1.66	-1	119	87	4.78	27	26	95	4.75	
25	206	3.48	69	3.45	135	1.66	-1	119	87	4.78	27	26	95	4.75	
REGION TOTAL	5,916	100.00	2,000	100.00	8,129	100.00	-562	4,095	1,821	100.00	562	0	2,000	100.00	

^a THE INITIAL ALLOCATION OF 2,000 LOW- AND MODERATE-INCOME HOUSING UNITS TO THE 25 PLANNING AREAS IN THE REGION WAS BASED ON THE RELATIVE PROPORTION OF SEVERELY OVERCROWDED HOUSING UNITS IN EACH PLANNING AREA IN 1970.

^b SEVERELY OVERCROWDED HOUSING UNITS ARE DEFINED AS THOSE OCCUPIED UNITS HAVING 1.51 OR MORE PERSONS PER ROOM, INCLUDING AS ROOMS ONLY WHOLE ROOMS USED FOR LIVING PURPOSES, SUCH AS LIVING ROOMS, BEDROOMS, DINING ROOMS, KITCHENS, FAMILY ROOMS, AND FINISHED RECREATION ROOMS, BUT EXCLUDING KITCHENETTES, BATHROOMS, PORCHES, BALCONIES, FOYERS, HALLS, HALF-ROOMS, UTILITY ROOMS, UNFINISHED ATTICS OR BASEMENTS, OR OTHER SPACE USED FOR STORAGE.

^c FOR PURPOSES OF THE ALLOCATION PRESENTED IN THIS TABLE, THE TOTAL NUMBER OF SUBSIDIZED HOUSING UNITS IN A PLANNING AREA INCLUDED ALL PUBLIC HOUSING UNITS NOT OCCUPIED BY THE ELDERLY AND ALL HOUSING UNITS WHICH WERE OCCUPIED OR ANTICIPATED TO BE OCCUPIED BASED ON FIRM COMMITMENTS OF THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER SECTION 235 AND SECTION 236 HOUSING SUBSIDY PROGRAMS. INCLUDED IN THIS TOTAL ARE 193 SCATTERED SITE LOW- AND MODERATE-INCOME HOUSING UNITS WHICH HAVE BEEN PROGRAMMED TO BE CONSTRUCTED IN THE CITY OF MILWAUKEE DURING 1972. WITH RESPECT TO UTILIZATION OF THE SECTION 235 PROGRAM, THE DATA PRESENTED IN THIS TABLE REPRESENT ACTUAL OR COMMITTED HOUSING THROUGH MAY 1971. WITH RESPECT TO UTILIZATION OF THE SECTION 236 PROGRAM, THE DATA PRESENTED IN THIS TABLE REPRESENT ACTUAL OR COMMITTED HOUSING THROUGH MAY 1971 IF SUCH HOUSING IS EXPECTED TO BE CONSTRUCTED PRIOR TO JANUARY 1, 1973.

^d THE NUMBER OF INITIALLY ALLOCATED UNITS TO BE REALLOCATED WAS DETERMINED BY MULTIPLYING THE PERCENTAGE OF SUBSIDIZED HOUSING UNITS IN EACH PLANNING AREA (COLUMN 6) BY THE NUMBER OF INITIALLY ALLOCATED UNITS (COLUMN 3). COUNTY TOTALS IN COLUMN 7 ARE THE SUM OF THE TOTALS OF THE PLANNING AREAS WITHIN EACH COUNTY.

^e THE NUMBER OF SUCH UNITS INCLUDES THAT PORTION OF THE TOTAL NUMBER OF SUBSIDIZED HOUSING UNITS IN A PLANNING AREA, AS DETERMINED IN THE MANNER DESCRIBED IN FOOTNOTE C ABOVE, CONSTRUCTED OR COMMITTED AFTER APRIL 1, 1970.

^f THE ADJUSTED NUMBER OF SEVERELY OVERCROWDED HOUSING UNITS IN A PLANNING AREA WAS DETERMINED BY SUBTRACTING THE NUMBER OF SUBSIDIZED HOUSING UNITS CONSTRUCTED OR COMMITTED DURING THE PERIOD APRIL 1970 THROUGH DECEMBER 1972 (COLUMN 8) FROM THE NUMBER OF SEVERELY OVERCROWDED HOUSING UNITS AS DEFINED IN FOOTNOTE B ABOVE (COLUMN 1).

^g THE DISTRIBUTION OF INITIALLY ALLOCATED UNITS TO BE REALLOCATED WAS DETERMINED BY MULTIPLYING THE PERCENTAGE OF ADJUSTED SEVERELY OVERCROWDED HOUSING UNITS IN EACH PLANNING AREA (COLUMN 10) BY THE TOTAL NUMBER OF INITIALLY ALLOCATED UNITS FOR THE REGION TO BE REALLOCATED, OR 562 (COLUMN 7).

^h THE FINAL ADJUSTMENT TO THE INITIAL ALLOCATION WAS DETERMINED BY ADDING THE NUMBER OF INITIALLY ALLOCATED UNITS TO BE REALLOCATED IN EACH PLANNING AREA (COLUMN 7) TO THE NUMBER OF REALLOCATED UNITS ASSIGNED TO EACH PLANNING AREA AS DETERMINED IN FOOTNOTE G ABOVE (COLUMN 11).

ⁱ THE FINAL ALLOCATION WAS DETERMINED BY ADDING TO THE INITIAL ALLOCATION (COLUMN 3) THE FINAL ADJUSTMENT AS DETERMINED IN FOOTNOTE H ABOVE (COLUMN 12).

SOURCE- U. S. BUREAU OF THE CENSUS, THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL HOUSING ADMINISTRATION, AND SEWRPC.

ning areas as of May 31, 1971, and the determination of the individual planning area totals as a percent of the Region. The number of low- and moderate-income housing units to be reallocated in the adjustment was then calculated by multiplying the percentage of subsidized housing units in each planning area by the number of units initially allocated to that planning area and totaling the resultant figures for the Region, resulting in a total of 562 housing units to be reallocated. The number of severely overcrowded units in each individual planning area was then adjusted by subtracting the number of low- and moderate-income housing units which had been constructed within the planning area and within the Region from April 1970 through May 1971. Each planning area's percentage of adjusted severely overcrowded units of the new regional total was also calculated. The total number of units to be reallocated (562) was then redistributed among the 25 planning areas by multiplying this percentage in each planning area by the total units to be redistributed. The final adjustment to compensate for individual community efforts in providing low- and moderate-income housing was determined by adding the initial allocation reduction and the reduction redistribution in each planning area. The final allocation of the 2,000 units among the 25 planning areas was then determined by adding the final adjustment and the initial allocation in each of the planning areas.

As shown in Table 8, those planning areas which have done the most to alleviate a critical housing condition received a proportionate reduction in the final allocation process. On the other hand, those planning areas which, after the conservative one-to-one reduction or adjustment of severely overcrowded units, still retained a high percentage of severely overcrowded units received the largest portion of the 562 units to be redistributed. Consequently, the adjustment resulted in significant increases in housing unit allocation to those planning areas where a critical housing need had not been significantly reduced by recent community action. The final single indicator allocation as shown in Table 8 represents the number of units for which specific sites were to be identified within each of the planning areas. In general, the final allocation of housing units under this methodology is the result of two major considerations: the need for housing to alleviate a specific critical housing condition, and the recognition that in some communities within the Region recent action in the form of providing federally subsidized housing has been taken to meet this critical housing condition (see Maps 2, 3, and 4).

Multiple Indicator Allocation Method

Following an extensive review of the first allocation method by a special subcommittee of the Commission's Technical and Citizen Advisory Committee on Regional Housing Studies, the Subcommittee suggested that a second allocation method be explored which would use multiple indicators of not only the need of existing residents of the planning areas for low- and moderate-income housing, but of the other two areas of concern, namely locational factors and constraints. Accordingly, a number of allocation formulae based on various combinations of indicators and indicator weighting were investigated. Three allocation formulae resulted from this investigation.

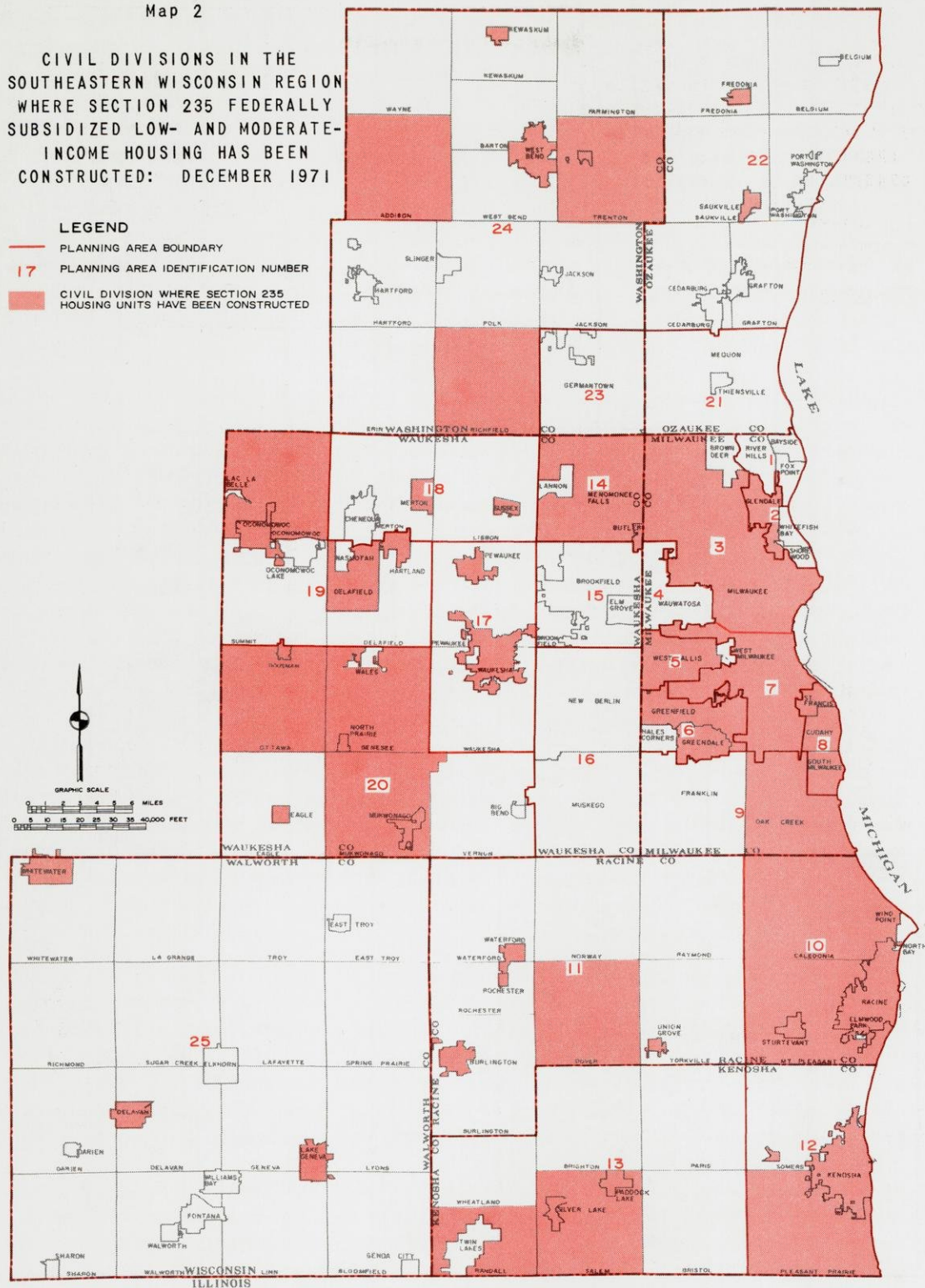
The first of these included an allocation formula based upon eight indicators, four of which related to the need for low- and moderate-income housing in a planning area and included severe overcrowding, minority population, single head of family, and large family; two of which related to fiscal limitations in a planning area, and included equalized value per housing unit and equalized tax on \$20,000 of general property; one of which related to growth in a planning area as measured in population change from 1960 to 1970; and one of which related to the availability of land in each of the planning areas. Each of the indicators were then weighted based on a consensus of the Subcommittee members (see Table 9).

In the multi-indicator formulae, the number of severely overcrowded units in a community in relation to the total housing units is one indication of a need for housing to replace such overcrowded units. Minority population, the number of units with a single head of family, and the number of large families in a planning area were used as additional indicators of the number of low-income families in a community which might need to purchase or rent low- and moderate-income housing. The two fiscal considerations, average equalized value per housing unit and average equalized tax on \$20,000 of general property, were used as a measure of the community's ability to add housing units which would produce a relatively small tax revenue. Population change from 1960 to 1970 was used as an indication of the dynamics of a community which, in turn, was considered to be an indicator of a need for additional housing units of all types. Land availability was used as a measure of the community's physical ability to provide housing. The results of the allocation using the first multi-indicator formula including the indicators and the weights imposed by the Subcommittee are also shown in Table 9.

Map 2

CIVIL DIVISIONS IN THE
SOUTHEASTERN WISCONSIN REGION
WHERE SECTION 235 FEDERALLY
SUBSIDIZED LOW- AND MODERATE-
INCOME HOUSING HAS BEEN
CONSTRUCTED: DECEMBER 1971

LEGEND
— PLANNING AREA BOUNDARY
17 PLANNING AREA IDENTIFICATION NUMBER
CIVIL DIVISION WHERE SECTION 235
HOUSING UNITS HAVE BEEN CONSTRUCTED



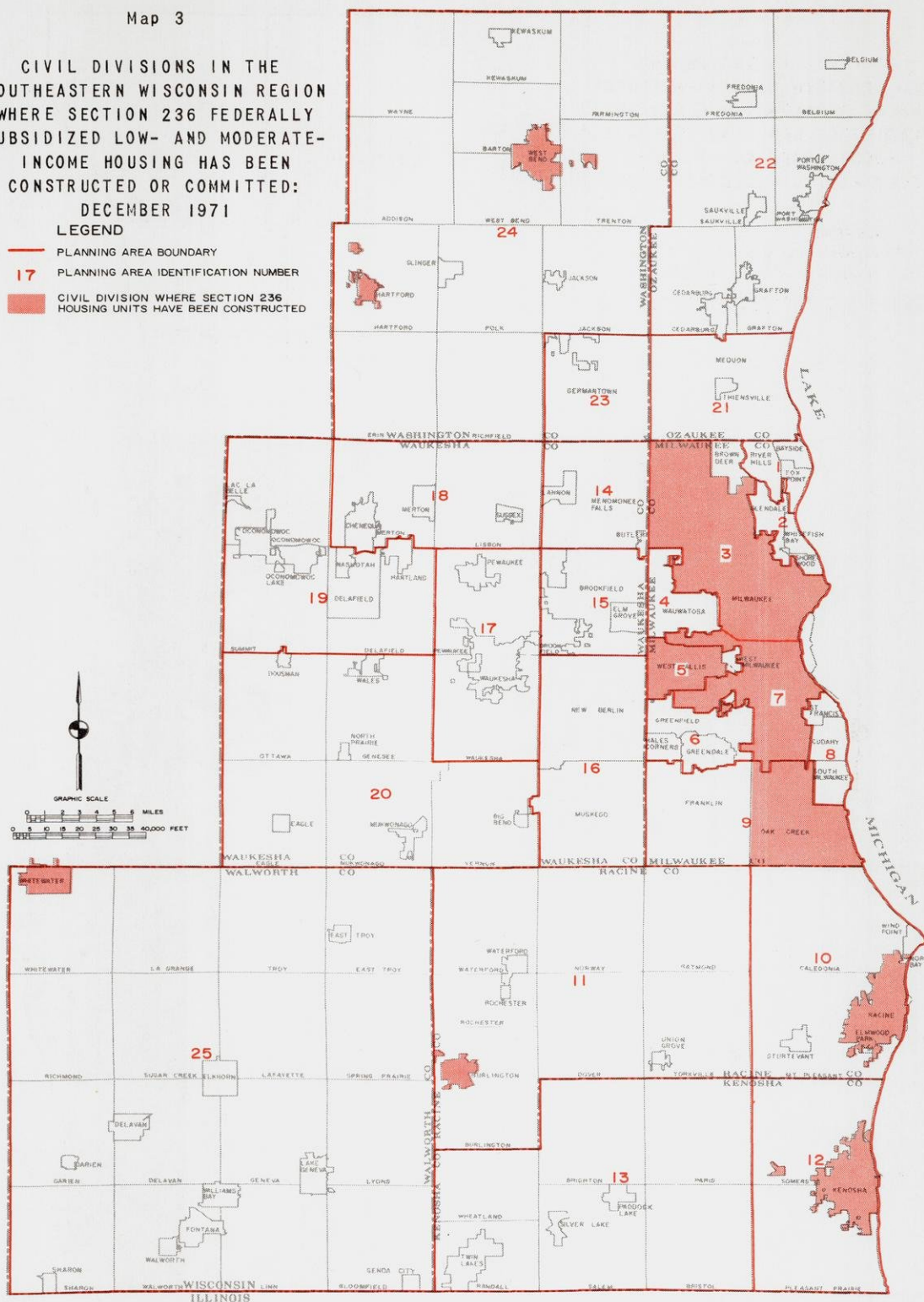
As shown on this map, a total of 51 civil divisions in the Region, including 18 cities, 20 villages, and 13 towns had, through December 1971, accommodated the development of federally subsidized low- and moderate-income single-family housing built pursuant to Section 235 of the National Housing Act, as amended. The Section 235 subsidy program provides assistance payments to reduce the total amount of interest paid by families purchasing homes, thus effectively reducing the monthly mortgage payment to a level within the financial means of low- and moderate-income families.

Source: U. S. Department of Housing and Urban Development, Federal Housing Administration; and SEWRPC.

Map 3

**CIVIL DIVISIONS IN THE
SOUTHEASTERN WISCONSIN REGION
WHERE SECTION 236 FEDERALLY
SUBSIDIZED LOW- AND MODERATE-
INCOME HOUSING HAS BEEN
CONSTRUCTED OR COMMITTED:
DECEMBER 1971**

- LEGEND**
- PLANNING AREA BOUNDARY
 - 17 PLANNING AREA IDENTIFICATION NUMBER
 - CIVIL DIVISION WHERE SECTION 236 HOUSING UNITS HAVE BEEN CONSTRUCTED



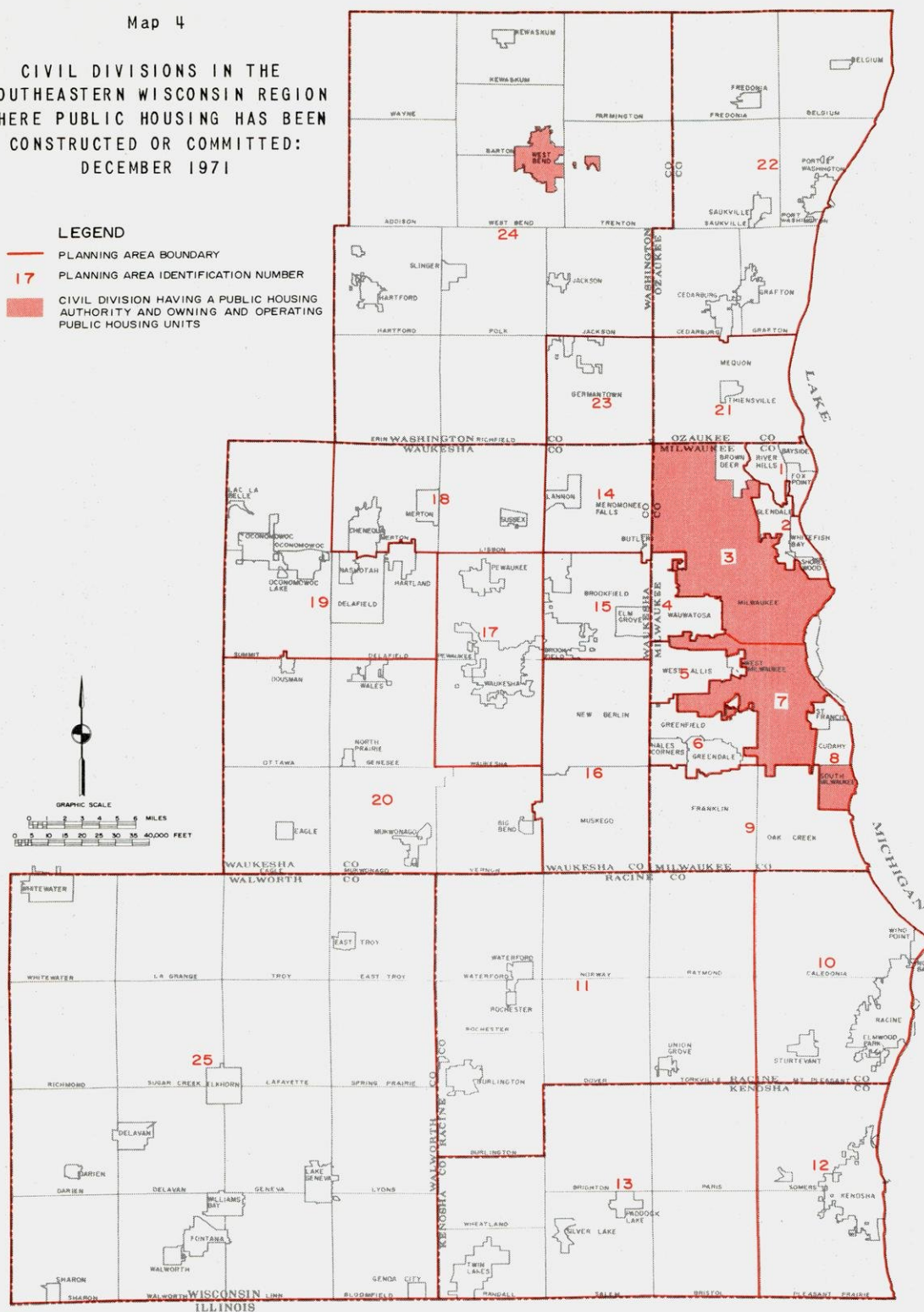
As shown on this map, a total of nine cities within the Region have accommodated the development of federally subsidized low- and moderate-income multi-family housing pursuant to Section 236 of the National Housing Act, as amended. This development includes all projects which were constructed or had received a firm commitment for construction from the U. S. Department of Housing and Urban Development prior to December 31, 1971. The Section 236 program is directed at the rental housing market and provides interest reduction payments for nonprofit, limited profit, and cooperative sponsors for rental and cooperative housing for low- and moderate-income families. The interest reduction payment effectively reduces the monthly rent to a level within the financial means of low- and moderate-income families.

Source: U. S. Department of Housing and Urban Development, Federal Housing Administration; and SEWRPC.

Map 4

CIVIL DIVISIONS IN THE
SOUTHEASTERN WISCONSIN REGION
WHERE PUBLIC HOUSING HAS BEEN
CONSTRUCTED OR COMMITTED:
DECEMBER 1971

- LEGEND**
- PLANNING AREA BOUNDARY
 - 17 PLANNING AREA IDENTIFICATION NUMBER
 - CIVIL DIVISION HAVING A PUBLIC HOUSING AUTHORITY AND OWNING AND OPERATING PUBLIC HOUSING UNITS



As shown on this map, only three civil divisions in the Southeastern Wisconsin Region have either constructed or received firm commitments for the construction of public housing units by public housing authorities prior to December 31, 1971. The Cities of Milwaukee and South Milwaukee have had public housing authorities and public housing for many years. The City of West Bend has recently created a housing authority, and prior to December 31, 1971, had received a funding reservation from the U. S. Department of Housing and Urban Development for the construction of public housing units for the elderly.

Source: SEWRPC.

Table 9

**FIRST MULTI-INDICATOR ALLOCATION OF 2,000 LOW- AND MODERATE-INCOME HOUSING UNITS
BY HOUSING PLANNING AREA IN THE SOUTHEASTERN WISCONSIN REGION**

PLANNING AREA	INDICATORS RELATED TO NEED										INDICATORS RELATED TO FISCAL CONSIDERATIONS						INDICATOR RELATED TO POPULATION GROWTH ^g (10.0% WEIGHT)		INDICATOR RELATED TO AVAILABLE LAND ^h (5.0% WEIGHT)		TOTAL ALLOCATION ⁱ	
	SEVERE OVERCROWDING ^a (20.0% WEIGHT)		MINORITY POPULATION ^b (15.0% WEIGHT)		SINGLE HEAD OF HOUSEHOLD ^c (20.0% WEIGHT)		LARGE FAMILY ^d (15.0% WEIGHT)		SUBTOTAL (70.0% WEIGHT)		EQUALIZED VALUE ^e (7.5% WEIGHT)		EQUALIZED PROPERTY TAX ^f (7.5% WEIGHT)		SUBTOTAL (15.0% WEIGHT)							
	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION
MILWAUKEE COUNTY	250	52.60	265	87.91	287	71.79	164	55.00	966	69.01	55	36.67	47	31.53	102	33.99	21	10.60	48	47.84	1,137	56.85
1	1	0.13	0	0.07	1	0.34	2	0.63	4	0.29	9	6.14	5	3.56	14	4.67	2	1.09	4	4.33	24	1.20
2	2	0.49	1	0.27	9	2.33	6	2.08	18	1.29	7	4.69	6	3.73	13	4.33	2	1.01	2	1.58	35	1.75
3	152	38.25	255	84.78	167	41.68	77	25.65	651	46.50	4	2.60	4	2.77	9	2.67	-26	-13.07	11	11.37	644	32.20
4	3	0.68	2	0.47	11	2.65	8	2.65	24	1.71	7	4.82	6	4.14	13	4.33	4	1.95	2	2.28	43	2.15
5	12	2.91	1	0.23	16	4.06	10	3.51	39	2.79	7	4.54	6	3.70	13	4.33	3	1.32	1	1.17	56	2.80
6	6	1.53	0	0.13	7	1.35	8	2.83	19	1.36	5	3.44	5	3.58	10	3.33	19	9.61	4	3.96	52	2.60
7	51	12.74	4	1.44	65	16.22	37	12.26	157	11.21	4	2.56	4	2.74	9	2.67	0	0.40	8	7.67	173	8.65
8	15	3.84	1	0.22	10	2.44	10	3.37	36	2.57	5	3.28	5	3.31	10	3.33	9	4.33	5	4.67	60	3.00
9	8	2.03	1	0.30	3	0.72	6	2.02	18	1.29	7	4.60	6	4.00	13	4.33	8	3.96	11	10.83	50	2.50
RACINE COUNTY	42	10.62	27	8.72	33	8.39	33	10.85	135	9.64	10	6.23	12	7.49	27	7.34	32	16.23	8	7.46	197	9.85
10	33	8.25	26	8.52	28	7.05	25	8.23	112	8.00	5	3.00	6	3.67	11	3.67	22	11.11	6	5.81	151	7.55
11	9	2.37	1	0.20	5	1.34	8	2.62	23	1.64	5	3.23	6	3.82	11	3.67	10	5.12	2	1.65	46	2.30
KENOSHA COUNTY	34	8.45	5	1.75	24	6.05	21	6.86	84	6.00	9	6.43	11	7.68	20	6.67	19	9.23	5	5.34	128	6.40
12	27	6.71	5	1.73	21	5.23	17	5.61	70	5.00	4	2.79	5	3.62	9	3.00	14	6.68	7	5.17	98	4.90
13	7	1.74	0	0.02	5	0.82	4	1.25	14	1.00	5	3.64	6	4.06	11	3.67	5	2.55	0	0.17	30	1.50
WAUKESHA COUNTY	37	9.10	2	0.89	29	6.97	47	15.33	115	8.20	43	28.72	46	30.84	89	29.66	81	40.50	21	20.66	306	15.30
14	6	1.39	0	0.08	3	0.84	8	2.58	17	1.21	7	4.31	6	4.20	13	4.33	15	7.52	3	2.79	48	2.40
15	3	0.68	0	0.12	4	0.90	9	2.93	16	1.14	8	5.49	7	4.43	15	5.00	18	9.09	5	4.93	54	2.70
16	6	1.55	0	0.09	4	0.91	9	2.87	19	1.36	6	3.97	7	4.58	13	4.33	16	7.86	3	2.90	51	2.55
17	11	2.70	1	0.33	9	2.31	9	3.16	30	2.14	6	3.85	7	4.64	13	4.33	14	6.96	6	6.20	63	3.15
18	3	0.68	0	0.04	2	0.36	3	0.57	8	0.57	6	4.07	6	4.16	12	4.00	6	2.98	1	1.40	27	1.35
19	5	1.27	1	0.18	5	1.14	5	1.66	16	1.14	5	3.52	6	4.32	11	3.67	7	3.57	2	1.65	36	1.80
20	3	0.83	0	0.05	2	0.51	4	1.19	9	0.64	5	3.51	7	4.51	12	4.00	5	2.52	1	0.73	27	1.35
OSHAUKEE COUNTY	10	2.47	0	0.16	7	1.67	11	3.85	28	1.99	14	9.84	15	9.61	29	9.67	18	9.00	6	6.35	81	4.05
21	1	0.32	0	0.08	2	0.39	3	1.03	6	0.42	8	5.58	7	4.42	15	5.00	5	2.46	5	5.42	31	1.55
22	9	2.15	0	0.08	5	1.28	8	2.82	22	1.57	6	4.26	8	5.19	14	4.67	13	6.54	1	0.93	50	2.50
WASHINGTON COUNTY	13	3.28	0	0.13	9	2.28	14	4.75	36	2.58	12	7.71	12	8.20	24	8.00	20	9.92	5	5.17	85	4.25
23	1	0.32	0	0.03	1	0.23	2	0.59	4	0.29	6	3.68	6	3.99	12	4.00	3	1.58	1	0.60	20	1.00
24	12	2.96	0	0.10	8	2.05	12	4.16	32	2.29	6	4.03	6	4.21	12	4.00	17	8.34	4	5.27	65	3.25
WALWORTH COUNTY	14	3.48	1	0.44	11	2.85	10	3.36	36	2.58	7	4.40	7	4.65	14	4.67	9	4.52	7	7.18	66	3.30
25	14	3.48	1	0.44	11	2.85	10	3.36	36	2.58	7	4.40	7	4.65	14	4.67	9	4.52	7	7.18	66	3.30
REGION TOTAL	400	100.00	300	100.00	400	100.00	300	100.00	1,400	100.00	150	100.00	150	100.00	300	100.00	200	100.00	100	100.00	2,000	100.00

^aTHE ALLOCATION OF 400 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 20 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL SEVERELY OVERCROWDED HOUSING UNITS IN EACH PLANNING AREA IN 1970. SEVERELY OVERCROWDED HOUSING UNITS ARE DEFINED AS THOSE OCCUPIED HOUSING UNITS HAVING 1.51 OR MORE PERSONS PER ROOM, INCLUDING AS ROOMS ONLY WHOLE ROOMS USED FOR LIVING PURPOSES, SUCH AS LIVING ROOMS, BEDROOMS, DINING ROOMS, KITCHENS, FAMILY ROOMS, AND FINISHED RECREATION ROOMS, BUT EXCLUDING KITCHENETTES, BATHROOMS, PORCHES, BALCONIES, FOYERS, HALLS, HALF-ROOMS, UTILITY ROOMS, UNFINISHED ATTICS OR BASEMENTS, OR OTHER SPACE USED FOR STORAGE.

^bTHE ALLOCATION OF 300 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 15 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL MINORITY POPULATION IN EACH PLANNING AREA IN 1970. MINORITY POPULATION IS DEFINED TO INCLUDE NEGROES, AMERICAN INDIANS, JAPANESE, CHINESE, FILIPINOS, HAWAIIANS, AND KOREANS.

^cTHE ALLOCATION OF 400 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 20 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL NUMBER OF PRIMARY FAMILIES WITH SINGLE HEADS IN EACH PLANNING AREA IN 1970. A PRIMARY FAMILY IS DEFINED AS A FAMILY WHOSE HEAD IS ALSO THE HEAD OF THE HOUSEHOLD.

^dTHE ALLOCATION OF 300 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 15 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL NUMBER OF LARGE FAMILIES IN EACH PLANNING AREA IN 1970. LARGE FAMILIES ARE DEFINED AS THOSE HOUSEHOLDS WITH SIX OR MORE PERSONS.

^eTHE ALLOCATION OF 150 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 7.5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL CUMULATIVE FULL VALUE PER HOUSING UNIT IN EACH PLANNING AREA IN 1970. THE REGION'S TOTAL CUMULATIVE FULL VALUE PER HOUSING UNIT WAS DETERMINED BY ADDING THE CALCULATED FULL VALUE OF ALL REAL AND PERSONAL PROPERTY PER HOUSING UNIT FOR ALL 25 PLANNING AREAS AS SHOWN IN TOWN, VILLAGE, AND CITY TAXES-1970, PUBLISHED BY THE WISCONSIN DEPARTMENT OF REVENUE.

^fTHE ALLOCATION OF 150 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 7.5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED ON AN INVERSE RELATIONSHIP OF AVERAGE EQUALIZED PROPERTY TAX RATES IN THE 25 PLANNING AREAS. THE AVERAGE EQUALIZED PROPERTY TAX RATE WAS DETERMINED FOR EACH PLANNING AREA BY DIVIDING THE TOTAL PROPERTY TAX LEVY BY THE STATE EQUALIZED VALUE OF REAL AND PERSONAL PROPERTY. THESE AVERAGE EQUALIZED TAX RATES FOR THE 25 PLANNING AREAS WERE SUMMED, AND EACH PLANNING AREA WAS ASSIGNED AN INDEX NUMBER. THIS INDEX NUMBER WAS OBTAINED BY DIVIDING THE SUM OF THE AVERAGE EQUALIZED TAX RATES IN THE PLANNING AREAS BY THE AVERAGE EQUALIZED TAX RATE FOR EACH PLANNING AREA. THE SUM OF THESE INDEX NUMBERS WAS THEN OBTAINED FOR THE 25 PLANNING AREAS, AND THE 150 UNITS WERE ASSIGNED TO EACH PLANNING AREA BASED ON THE PERCENT WHICH EACH INDIVIDUAL PLANNING AREA INDEX NUMBER WAS OF THE SUM OF THE INDEX NUMBERS FOR THE 25 PLANNING AREAS. NO ADJUSTMENTS WERE MADE FOR PROPERTY TAX RELIEF.

^gTHE ALLOCATION OF 200 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 10 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL INCREASE IN POPULATION BETWEEN 1960 AND 1970 THAT OCCURRED IN EACH PLANNING AREA.

^hTHE ALLOCATION OF 100 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT IN EACH PLANNING AREA IN 1970. AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT IS DEFINED AS LAND THAT IS PRESENTLY SERVED, OR CAN BE EXPECTED TO BE SERVED WITHIN THE NEXT TWO CONSTRUCTION SEASONS, BY PUBLIC SANITARY SEWER SERVICE AND IS COVERED BY SOILS HAVING ONLY SLIGHT OR MODERATE SOIL LIMITATIONS FOR URBAN RESIDENTIAL DEVELOPMENT.

Following review of the first multi-indicator allocation, a determination was made to include an adjustment in the allocation to reflect the amount of low- and moderate-income housing presently provided in each of the planning areas. The adjustment utilized in the single indicator allocation method was considered too complicated, and it was determined that the adjustment should be made an integral part of the total allocation process. It was determined, therefore, to develop a second multi-indicator formula which would include the adjustment as a ninth indicator added to the eight in the first multi-indicator formula. A weight of 10 percent was selected for the adjustment indicator and effected a reallocation of 200 of the 2,000 units. The adjustment included low- and moderate-income housing units constructed through May 31, 1971 by direct or indirect action of local units of government pursuant to Sections 235 and 236 of the National Housing Act as amended in 1968. The results of this second multi-indicator allocation are shown in Table 10.

During the course of the short-range housing program and review of the allocation methodology by the Subcommittee, 1970 U. S. Census of Population and Housing data on income became available to the Commission with the receipt of usable fourth count census data tapes. The Subcommittee suggested that rather than utilize the data on minority population, single head of family household, and large families to indicate the probable presence of low-income families in one area, these three indicators, as used in the first and second allocation formulae, be replaced by income data. This substitution resulted in a third multi-indicator allocation formula using seven indicators, including two indicators of need, two indicators relating to fiscal considerations, one indicator relating to population growth, one indicator relating to land availability, and one adjustment indicator.

The Subcommittee also suggested that the adjustment factor in this allocation be revised to include all subsidized low- and moderate-income housing units, including public housing units, constructed or having firm commitments from HUD through December 31, 1971.

The application and results of this third multi-indicator allocation formula are shown in Table 11 and Map 5. It is this third allocation formula which was finally recommended by the Subcommittee to be used in the allocation of the 2,000 low- and moderate-income housing units to the 25 planning areas within the Region. A comparison of the results of the single indicator allocation and the three multi-indicator allocations is shown in Table 12.

Application of Other Allocation Methods

During the course of the short-range action housing program the Housing Action Coalition, an organization comprised of representatives from more than 20 civic organizations from throughout southeastern Wisconsin concerned with the provision of adequate housing, developed a method of allocating housing units within the Region which was called the Fair Share System (FSS). The FSS was based on much of the same data included in the allocation formulae explored by the Commission, but also introduces factors relating to special housing needs as well as elements of housing location or constraints to housing location. Unlike the recommended allocation formula, which is directed at new construction only, the FSS is directed at total low- and moderate-income housing provision.

In addition to the Housing Action Coalition's FSS, a system of allocating housing units which was developed by the Miami Valley Regional Planning Commission for use in the Dayton, Ohio area was investigated by the Commission staff. The Miami Valley Action Housing Program had recently received national attention, and it was the Miami Valley allocation method which formed the basis for the FSS total housing unit allocation as developed by the Housing Action Coalition. Due to the differences in the structure of the allocation formula, as well as the differences in the component parts of the formula, no direct comparison could be made between an allocation using the Fair Share System or an allocation using the Miami Valley System and the recommended SEWRPC allocation formula.

Table 10

**SECOND MULTI-INDICATOR ALLOCATION OF 2,000 LOW- AND MODERATE-INCOME HOUSING
UNITS BY HOUSING PLANNING AREA IN THE SOUTHEASTERN WISCONSIN REGION**

PLANNING AREA	INDICATORS RELATED TO NEED										INDICATORS RELATED TO FISCAL CONSIDERATIONS										INDICATOR RELATED TO POPULATION GROWTH ⁹ (10.0% WEIGHT)		INDICATOR RELATED TO AVAILABLE LAND ⁸ (5.0% WEIGHT)		INDICATOR BASED ON AN ADJUSTMENT FOR UNITS CONSTRUCTED OR COMMITTED THROUGH MAY 1971 ¹ (10.0% WEIGHT)		TOTAL ALLOCATION	
	SEVERE OVERCROWDING ⁶ (17.0% WEIGHT)		MINORITY POPULATION ⁴ (13.0% WEIGHT)		SINGLE HEAD OF HOUSEHOLD ⁵ (17.0% WEIGHT)		LARGE FAMILY ⁴ (13.0% WEIGHT)		SUBTOTAL (60.0% WEIGHT)		EQUALIZED VALUE ⁷ (7.5% WEIGHT)		EQUALIZED PROPERTY TAX ⁷ (7.5% WEIGHT)		SUBTOTAL (15.0% WEIGHT)													
	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION		
MILWAUKEE COUNTY	214	62.60	230	87.91	243	71.79	143	55.00	830	69.16	55	36.67	47	31.53	102	33.99	21	10.60	48	47.84	110	54.78	1,111	55.55				
1	0	0.13	0	0.07	1	0.34	7	0.63	3	0.25	9	6.14	5	3.56	14	4.67	2	1.09	4	4.33	5	2.59	28	1.40				
2	2	0.49	1	0.27	8	2.33	5	2.08	16	1.33	7	4.69	6	3.73	13	4.33	2	1.01	2	1.58	20	9.78	53	2.65				
3	131	38.25	221	86.78	141	41.88	67	25.65	560	46.67	4	2.60	4	2.77	8	2.67	-26	-13.07	11	11.37	0	0.00	593	27.65				
4	2	0.68	1	0.47	9	2.69	7	2.65	19	1.58	7	4.82	6	4.14	13	4.33	4	1.95	2	2.28	23	11.18	61	3.05				
5	10	2.91	1	0.23	14	4.06	9	3.51	34	2.83	7	4.54	6	3.70	13	4.33	3	1.32	1	1.17	0	0.00	51	2.55				
6	5	1.53	0	0.13	5	1.35	7	2.83	17	1.42	5	3.44	5	3.58	10	3.33	19	9.61	4	3.94	8	4.19	98	2.90				
7	44	12.74	4	1.44	16	4.72	37	12.26	135	11.25	4	2.56	4	2.74	8	2.67	0	0.00	8	7.67	35	17.36	186	9.10				
8	18	5.84	1	0.22	8	2.44	9	3.37	31	2.58	5	3.28	5	3.31	10	3.33	9	4.67	11	5.49	66	3.30						
9	7	2.03	1	0.30	2	0.72	5	2.02	15	1.25	7	4.60	6	4.00	13	4.33	8	3.96	11	10.83	8	3.99	55	2.75				
RACINE COUNTY	36	10.62	24	8.72	29	8.39	28	10.85	117	9.75	10	6.23	12	7.49	22	7.14	32	16.23	8	7.46	3	1.70	182	9.10				
10	28	8.75	23	8.52	24	7.05	21	8.23	96	8.00	5	3.00	6	3.67	11	3.67	22	11.11	6	5.81	0	0.00	135	6.75				
11	8	2.47	1	0.70	5	1.34	7	2.62	21	1.75	5	3.23	6	3.82	11	3.67	10	5.12	2	1.65	3	1.70	47	2.35				
KENOSHA COUNTY	24	8.45	4	1.75	21	6.05	18	6.86	72	6.00	9	6.43	11	7.68	20	6.67	19	9.23	5	5.34	9	4.29	125	6.25				
12	23	6.71	4	1.73	18	5.23	15	5.61	60	5.00	4	2.79	5	3.62	9	3.00	14	6.68	5	5.17	0	0.00	88	4.40				
13	6	1.74	0	0.02	3	0.82	3	1.25	12	1.00	5	3.64	6	4.06	11	3.67	5	2.55	0	0.17	9	4.29	17	1.85				
WAUKESHA COUNTY	40	9.10	1	0.49	24	6.97	19	15.33	94	7.84	43	28.72	46	30.84	89	29.66	81	40.50	21	20.66	60	10.15	345	17.25				
14	0	1.49	0	0.08	3	0.84	7	2.58	15	1.25	7	4.31	6	4.20	13	4.33	15	7.52	3	2.79	12	5.79	58	2.90				
15	2	0.68	0	0.12	3	0.90	8	2.93	13	1.08	8	2.93	7	4.43	14	4.33	9	9.09	5	4.93	14	7.19	65	3.25				
16	5	1.55	0	0.09	3	0.91	7	2.87	15	1.25	6	3.97	7	4.58	13	4.33	16	7.86	3	2.96	12	6.19	59	2.95				
17	9	2.70	1	0.33	8	2.11	8	3.16	26	2.17	6	3.85	7	4.64	13	4.33	14	8.96	6	6.20	2	1.00	61	3.05				
18	7	0.68	0	0.04	1	0.36	2	0.44	5	0.42	6	4.07	6	4.16	12	4.00	6	2.98	1	1.40	4	2.00	28	1.40				
19	4	1.27	0	0.18	4	1.14	4	1.66	12	1.00	5	3.52	6	4.32	11	3.67	7	3.57	2	1.65	10	4.89	42	2.10				
20	3	0.83	0	0.05	2	0.51	3	1.19	8	0.67	5	3.51	7	4.51	12	4.00	5	2.52	1	0.73	6	3.09	32	1.60				
DOUBLET COUNTY	8	2.47	0	0.16	5	1.67	10	3.85	23	1.92	14	9.84	15	9.61	29	9.67	18	9.00	6	6.15	15	7.78	91	4.55				
21	1	0.32	0	0.08	1	0.39	3	1.03	5	0.42	8	5.58	7	4.42	15	5.00	5	2.46	5	5.47	5	2.69	35	1.75				
22	7	2.15	0	0.08	4	1.28	7	2.82	18	1.50	6	4.26	8	5.19	14	4.67	13	6.54	1	0.93	10	5.09	56	2.80				
WASHINGTON COUNTY	11	3.28	0	0.13	8	2.28	13	4.75	32	2.66	12	7.71	12	8.20	24	8.00	20	9.92	5	5.17	3	1.20	84	4.20				
23	1	0.32	0	0.03	1	0.23	2	0.59	4	0.33	6	3.68	6	3.99	12	4.00	3	1.58	1	0.60	3	1.20	23	1.15				
24	10	2.96	0	0.16	7	2.05	11	4.18	28	2.33	6	4.03	6	6.21	12	4.00	17	8.34	4	4.57	0	0.00	61	3.05				
WALWORTH COUNTY	12	3.48	1	0.44	10	2.85	9	3.36	32	2.67	7	4.40	7	4.65	14	4.67	9	4.52	7	7.18	0	0.10	62	3.10				
25	12	3.48	1	0.44	10	2.85	9	3.36	32	2.67	7	4.40	7	4.65	14	4.67	9	4.52	7	7.18	0	0.10	62	3.10				
REGION TOTAL	340	100.00	260	100.00	340	100.00	260	100.00	1,200	100.00	150	100.00	150	100.00	300	100.00	200	100.00	100	100.00	200	100.00	2,000	100.00				

⁶ THE ALLOCATION OF 140 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 17 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL SEVERELY OVERCROWDED HOUSING UNITS IN EACH PLANNING AREA IN 1970. SEVERELY OVERCROWDED HOUSING UNITS ARE DEFINED AS THOSE OCCUPYING HOUSING UNITS HAVING 1.51 OR MORE PERSONS PER ROOM, INCLUDING AS ROOMS ONLY WHOLE ROOMS USED FOR LIVING PURPOSES, SUCH AS LIVING ROOMS, BEDROOMS, DINING ROOMS, KITCHENS, FAMILY ROOMS, AND FINISHED RECREATION ROOMS, BUT EXCLUDING KITCHENETTES, BATHROOMS, PORCHES, HALLWAYS, HALLS, HALF-ROOMS, UTILITY ROOMS, UNFINISHED ATTICS OR BASEMENTS, OR OTHER SPACE USED FOR STORAGE.

⁴ THE ALLOCATION OF 260 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 13 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL MINORITY POPULATION IN EACH PLANNING AREA IN 1970. MINORITY POPULATION IS DEFINED TO INCLUDE NEGROES, AMERICAN INDIANS, JAPANESE, CHINESE, FILIPINOS, HAWAIIANS, AND KOREANS.

⁵ THE ALLOCATION OF 140 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 17 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL NUMBER OF PRIMARY FAMILIES WITH SINGLE HEADS IN EACH PLANNING AREA IN 1970. A PRIMARY FAMILY IS DEFINED AS A FAMILY WHOSE HEAD IS ALSO THE HEAD OF THE HOUSEHOLD.

⁴ THE ALLOCATION OF 260 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 13 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL NUMBER OF LARGE FAMILIES IN EACH PLANNING AREA IN 1970. LARGE FAMILIES ARE DEFINED AS THOSE HOUSEHOLDS WITH SIX OR MORE PERSONS.

⁷ THE ALLOCATION OF 150 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 7.5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL CUMULATIVE FULL VALUE PER HOUSING UNIT IN EACH PLANNING AREA IN 1970. THE REGION'S TOTAL CUMULATIVE FULL VALUE PER HOUSING UNIT WAS DETERMINED BY ADDING THE CALCULATED FULL VALUE OF ALL REAL AND PERSONAL PROPERTY PER HOUSING UNIT FOR ALL 25 PLANNING AREAS AS SHOWN IN TOWN, VILLAGE, AND CITY TAXES-1970, PUBLISHED BY THE WISCONSIN DEPARTMENT OF REVENUE.

¹ THE ALLOCATION OF 150 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 7.5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED ON AN INVERSE RELATIONSHIP OF AVERAGE EQUALIZED PROPERTY TAX RATES IN THE 25 PLANNING AREAS. THE AVERAGE EQUALIZED PROPERTY TAX RATE WAS DETERMINED FOR EACH PLANNING AREA BY DIVIDING THE TOTAL PROPERTY TAX LEVY BY THE STATE EQUALIZED VALUE OF REAL AND PERSONAL PROPERTY. THESE AVERAGE EQUALIZED TAX RATES FOR THE 25 PLANNING AREAS WERE SUMMED, AND EACH PLANNING AREA WAS ASSIGNED AN INDEX NUMBER. THIS INDEX NUMBER WAS OBTAINED BY DIVIDING THE SUM OF THE AVERAGE EQUALIZED TAX RATES IN THE PLANNING AREAS BY THE AVERAGE EQUALIZED TAX RATE FOR EACH PLANNING AREA. THE SUM OF THESE INDEX NUMBERS WAS THEN OBTAINED FOR THE 25 PLANNING AREAS, AND THE 150 UNITS WERE ASSIGNED TO EACH PLANNING AREA BASED ON THE PERCENT WHICH EACH INDIVIDUAL PLANNING AREA INDEX NUMBER WAS OF THE SUM OF THE INDEX NUMBERS FOR THE 25 PLANNING AREAS. NO ADJUSTMENTS WERE MADE FOR PROPERTY TAX RELIEF.

⁹ THE ALLOCATION OF 200 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 10 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL INCREASE IN POPULATION BETWEEN 1960 AND 1970 THAT OCCURRED IN EACH PLANNING AREA.

⁸ THE ALLOCATION OF 100 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT IN EACH PLANNING AREA IN 1970. AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT IS DEFINED AS LAND THAT IS PRESENTLY SERVED, OR CAN BE EXPECTED TO BE SERVED WITHIN THE NEXT TWO CONSTRUCTION SEASONS, BY PUBLIC SANITARY SEWER SERVICE AND IS COVERED BY ONLY SLIGHT OR MODERATE SOIL LIMITATIONS FOR URBAN RESIDENTIAL DEVELOPMENT.

¹ THE ALLOCATION OF 200 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 10 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED ON THE NUMBER OF FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING UNITS REQUIRED IN EACH PLANNING AREA IN ORDER FOR THE TOTAL NUMBER OF SUCH UNITS IN A PLANNING AREA TO COMPRISE THE SAME PROPORTION OF THE YEAR-ROUND HOUSING UNITS IN A PLANNING AREA THAT THE TOTAL NUMBER OF FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING UNITS IN THE REGION COMPRISES OF THE TOTAL NUMBER OF YEAR-ROUND HOUSING UNITS IN THE REGION. AFTER THIS NUMBER WAS DETERMINED FOR EACH PLANNING AREA, IT WAS ADJUSTED BY SUBTRACTING THE NUMBER OF FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING UNITS ALREADY CONSTRUCTED OR COMMITTED FOR CONSTRUCTION IN THE PLANNING AREA THROUGH MAY 1971. AT THE END OF THIS STEP IN THE PROCEDURE, IT WAS DETERMINED THAT SEVERAL PLANNING AREAS HAD ALREADY FULLY MET THIS REQUIREMENT. THE RESULTING REQUIREMENTS FOR EACH OF THE REMAINING PLANNING AREAS WERE THEN SUMMED, AND A PERCENT DISTRIBUTION THROUGHOUT THE REGION CALCULATED. THIS PERCENT DISTRIBUTION WAS THEN UTILIZED TO ALLOCATE THE 200 LOW- AND MODERATE-INCOME HOUSING UNITS, REPRESENTING 10 PERCENT OF THE TOTAL NUMBER OF UNITS TO BE ALLOCATED.

Table 11

FINAL MULTI-INDICATOR ALLOCATION OF 2,000 LOW- AND MODERATE-INCOME HOUSING UNITS BY HOUSING PLANNING AREA IN THE SOUTHEASTERN WISCONSIN REGION

PLANNING AREA	INDICATORS RELATED TO NEED						INDICATORS RELATED TO FISCAL CONSIDERATIONS						INDICATOR RELATED TO POPULATION GROWTH* (10.0% WEIGHT)		INDICATOR RELATED TO AVAILABLE LAND† (5.0% WEIGHT)		INDICATOR BASED ON AN ADJUSTMENT FOR UNITS CONSTRUCTED OR COMMITTED THROUGH DECEMBER 1971* (10.7% WEIGHT)		TOTAL ALLOCATION	
	SEVERE OVERCROWDING* (17.0% WEIGHT)		ELIGIBILITY FOR SECTION 235 OR SECTION 236 PROGRAMS* (43.0% WEIGHT)		SUBTOTAL (60.0% WEIGHT)		EQUALIZED VALUE‡ (7.5% WEIGHT)		EQUALIZED PROPERTY TAX‡ (7.5% WEIGHT)		SUBTOTAL (15.0% WEIGHT)									
	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION
MILWAUKEE COUNTY	214	62.60	534	62.15	748	62.33	55	36.67	47	31.53	102	33.99	21	10.60	48	47.84	102	50.98	1,021	51.05
1	0	0.13	2	0.21	2	0.16	9	6.14	5	3.56	14	4.67	2	1.09	4	4.33	4	2.05	26	1.30
2	0	0.49	13	1.54	2	1.25	7	4.69	6	3.73	13	4.33	2	1.01	2	1.58	16	7.88	48	2.40
3	131	38.25	305	35.52	436	36.33	4	2.60	4	2.77	8	2.67	-26	-13.07	11	11.37	0	0.00	429	21.45
4	2	0.68	19	2.20	21	1.75	7	4.82	6	4.14	13	4.33	4	1.95	2	2.28	19	9.56	59	2.95
5	10	2.91	35	4.07	45	3.75	7	4.54	6	3.70	13	4.33	3	1.32	1	1.17	17	8.36	79	3.95
6	5	1.53	12	1.39	17	1.42	5	3.44	5	3.58	10	3.33	19	9.61	4	3.94	12	5.97	62	3.10
7	44	12.74	118	13.71	162	13.50	4	2.56	4	2.74	8	2.67	0	0.40	8	7.67	22	11.01	200	10.00
8	13	3.84	22	2.59	35	2.92	5	3.28	5	3.31	10	3.33	9	4.33	5	4.67	11	5.51	70	3.50
9	7	2.03	8	0.92	15	1.25	7	4.60	6	4.00	13	4.33	8	3.96	11	10.83	1	0.64	48	2.40
RACINE COUNTY	36	10.62	91	10.57	127	10.58	10	6.23	12	7.49	22	7.34	32	16.23	8	7.46	7	0.53	196	9.80
10	28	8.25	72	8.41	100	8.33	5	3.00	6	3.67	11	3.67	22	11.11	6	5.81	0	0.00	139	6.95
11	8	2.37	19	2.16	27	2.25	5	3.23	6	3.82	11	3.67	10	5.12	2	1.65	7	0.53	57	2.85
KENOSHA COUNTY	29	8.45	69	8.04	98	8.17	9	6.43	11	7.68	20	6.67	19	9.23	5	5.34	7	6.61	149	7.45
12	23	6.71	57	6.69	80	6.67	4	2.79	5	3.62	9	3.00	14	6.68	5	5.17	1	3.52	109	5.45
13	6	1.74	12	1.35	18	1.50	5	3.64	6	4.06	11	3.67	5	2.55	0	0.17	6	3.09	40	2.00
WAUKESHA COUNTY	30	9.10	78	9.04	108	9.00	43	28.76	46	30.84	89	29.66	81	40.50	21	20.66	53	25.94	352	17.60
14	5	1.39	10	1.12	15	1.25	7	4.31	6	4.20	13	4.33	15	7.52	3	2.79	9	4.64	55	2.75
15	2	0.68	8	0.92	10	0.83	8	5.49	7	4.43	15	5.00	18	9.09	5	4.93	12	5.83	60	3.00
16	5	1.55	10	1.16	15	1.25	6	3.97	7	4.58	13	4.33	16	7.86	3	2.96	10	5.11	57	2.85
17	9	2.70	24	2.79	33	2.75	6	3.85	7	4.64	13	4.33	14	6.96	6	6.20	9	4.66	75	3.75
18	2	0.68	5	0.57	7	0.59	6	4.07	6	4.16	12	4.00	6	2.98	1	1.40	3	1.70	29	1.45
19	4	1.27	14	1.60	18	1.50	5	3.52	6	4.32	11	3.67	7	3.57	2	1.65	8	3.89	46	2.30
20	3	0.83	7	0.88	10	0.83	5	3.51	7	4.51	12	4.00	5	2.52	1	0.73	2	0.11	30	1.50
OZAUCKEE COUNTY	8	2.47	17	2.02	25	2.08	14	9.84	15	9.61	29	9.67	18	9.00	6	6.35	14	7.27	92	4.60
21	1	0.32	3	0.39	4	0.33	8	5.58	7	4.42	15	5.00	5	2.46	5	5.42	4	2.16	33	1.65
22	7	2.15	14	1.63	21	1.75	6	4.26	8	5.19	14	4.67	13	6.54	1	0.93	10	5.11	59	2.95
WASHINGTON COUNTY	11	3.28	30	3.42	41	3.42	12	7.71	12	8.20	24	8.00	20	9.92	5	5.17	2	1.18	92	4.60
23	1	0.32	3	0.30	4	0.33	6	3.68	6	3.99	12	4.00	3	1.58	1	0.60	2	0.99	22	1.10
24	10	2.96	27	3.12	37	3.09	6	4.03	6	4.21	12	4.00	17	8.34	4	4.57	0	0.19	70	3.50
WALWORTH COUNTY	12	3.48	41	4.76	53	4.42	7	4.40	7	4.65	14	4.67	9	4.52	7	7.18	15	7.49	98	4.90
25	12	3.48	41	4.76	53	4.42	7	4.40	7	4.65	14	4.67	9	4.52	7	7.18	15	7.49	98	4.90
REGION TOTAL	340	100.00	860	100.00	1,200	100.00	150	100.00	150	100.00	300	100.00	200	100.00	100	100.00	200	100.00	2,000	100.00

*THE ALLOCATION OF 340 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 17 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL SEVERELY OVERCROWDED HOUSING UNITS IN EACH PLANNING AREA IN 1970. SEVERELY OVERCROWDED HOUSING UNITS ARE DEFINED AS THOSE OCCUPIED HOUSING UNITS HAVING 1.51 OR MORE PERSONS PER ROOM, INCLUDING AS ROOMS ONLY WHOLE ROOMS USED FOR LIVING PURPOSES, SUCH AS LIVING ROOMS, BEDROOMS, DINING ROOMS, KITCHENS, FAMILY ROOMS, AND FINISHED RECREATION ROOMS, BUT EXCLUDING KITCHENETTES, BATHROOMS, PORCHES, BALCONIES, FOYERS, HALLS, HALF-ROOMS, UTILITY ROOMS, UNFINISHED ATTICS OR BASEMENTS, OR OTHER SPACE USED FOR STORAGE.

§THE ALLOCATION OF 860 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 43 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S FAMILIES ELIGIBLE FOR PARTICIPATION IN THE SECTION 235 OR SECTION 236 FEDERALLY SUBSIDIZED HOUSING PROGRAMS IN EACH PLANNING AREA. THUS, THIS ALLOCATION REFLECTS INCOME, FAMILY SIZE, AND LOCATION WITHIN THE REGION (SEE FIGURE 1).

¶THE ALLOCATION OF 150 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 7.5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL CUMULATIVE FULL VALUE PER HOUSING UNIT IN EACH PLANNING AREA IN 1970. THE REGION'S TOTAL CUMULATIVE FULL VALUE PER HOUSING UNIT WAS DETERMINED BY ADDING THE CALCULATED FULL VALUE OF ALL REAL AND PERSONAL PROPERTY PER HOUSING UNIT FOR ALL 25 PLANNING AREAS AS SHOWN IN TOWN, VILLAGE, AND CITY TAXES--1970, PUBLISHED BY THE WISCONSIN DEPARTMENT OF REVENUE.

¶THE ALLOCATION OF 150 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 7.5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED ON AN INVERSE RELATIONSHIP OF AVERAGE EQUALIZED PROPERTY TAX RATES IN THE 25 PLANNING AREAS. THE AVERAGE EQUALIZED PROPERTY TAX RATE WAS DETERMINED FOR EACH PLANNING AREA BY DIVIDING THE TOTAL PROPERTY TAX LEVY BY THE STATE EQUALIZED VALUE OF REAL AND PERSONAL PROPERTY. THESE AVERAGE EQUALIZED TAX RATES FOR THE 25 PLANNING AREAS WERE SUMMED, AND EACH PLANNING AREA WAS ASSIGNED AN INDEX NUMBER. THIS INDEX NUMBER WAS OBTAINED BY DIVIDING THE SUM OF THE AVERAGE EQUALIZED TAX RATES IN THE PLANNING AREAS BY THE AVERAGE EQUALIZED TAX RATE FOR EACH PLANNING AREA. THE SUM OF THESE INDEX NUMBERS WAS THEN OBTAINED FOR THE 25 PLANNING AREAS, AND THE 150 UNITS WERE ASSIGNED TO EACH PLANNING AREA BASED ON THE PERCENT WHICH EACH INDIVIDUAL PLANNING AREA INDEX NUMBER WAS OF THE SUM OF THE INDEX NUMBERS FOR THE 25 PLANNING AREAS. NO ADJUSTMENTS WERE MADE FOR PROPERTY TAX RELIEF.

*THE ALLOCATION OF 200 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 10 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL INCREASE IN POPULATION BETWEEN 1960 AND 1970 THAT OCCURRED IN EACH PLANNING AREA.

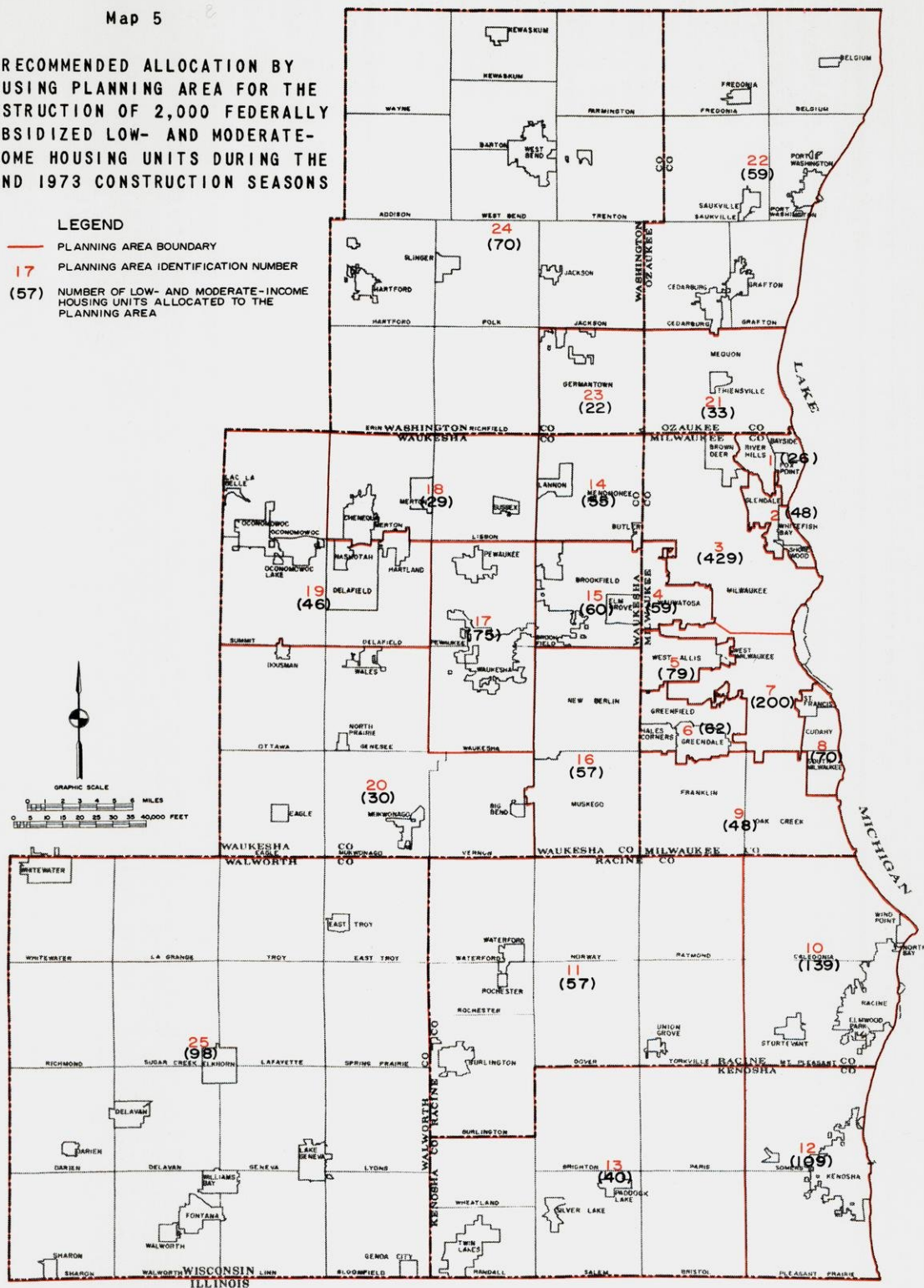
†THE ALLOCATION OF 100 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 5 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED UPON THE RELATIVE PROPORTION OF THE REGION'S TOTAL AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT IN EACH PLANNING AREA IN 1970. AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT IS DEFINED AS LAND THAT IS PRESENTLY SERVED, OR CAN BE EXPECTED TO BE SERVED WITHIN THE NEXT TWO CONSTRUCTION SEASONS, BY PUBLIC SANITARY SEWER SERVICE AND IS COVERED BY SOILS HAVING ONLY SLIGHT OR MODERATE SOIL LIMITATIONS FOR URBAN RESIDENTIAL DEVELOPMENT.

‡THE ALLOCATION OF 200 LOW- AND MODERATE-INCOME HOUSING UNITS, OR 10 PERCENT OF THE 2,000 HOUSING UNITS TO BE ALLOCATED, WAS BASED ON THE NUMBER OF FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING UNITS REQUIRED IN EACH PLANNING AREA IN ORDER THAT THE TOTAL NUMBER OF SUCH UNITS IN A PLANNING AREA WOULD COMPRISE THE SAME PROPORTION OF THE YEAR-ROUND HOUSING UNITS IN A PLANNING AREA AS THE TOTAL NUMBER OF FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING UNITS IN THE REGION COMPRISES OF THE TOTAL NUMBER OF YEAR-ROUND HOUSING UNITS IN THE REGION. AFTER THIS NUMBER WAS DETERMINED FOR EACH PLANNING AREA, IT WAS ADJUSTED BY SUBTRACTING THE NUMBER OF FEDERALLY SUBSIDIZED LOW- AND MODERATE-INCOME HOUSING UNITS ALREADY CONSTRUCTED OR COMMITTED FOR CONSTRUCTION IN THE PLANNING AREA THROUGH DECEMBER 1971. AT THE END OF THIS STEP IN THE PROCEDURE, IT WAS DETERMINED THAT SEVERAL PLANNING AREAS HAD ALREADY FULLY MET THIS REQUIREMENT. THE RESULTING REQUIREMENTS FOR EACH OF THE REMAINING PLANNING AREAS WERE THEN SUMMED, AND A PERCENT DISTRIBUTION THROUGHOUT THE REGION CALCULATED. THIS PERCENT DISTRIBUTION WAS THEN UTILIZED TO ALLOCATE THE 200 LOW- AND MODERATE-INCOME HOUSING UNITS, REPRESENTING 10 PERCENT OF THE TOTAL NUMBER OF UNITS TO BE ALLOCATED.

Map 5

RECOMMENDED ALLOCATION BY
HOUSING PLANNING AREA FOR THE
CONSTRUCTION OF 2,000 FEDERALLY
SUBSIDIZED LOW- AND MODERATE-
INCOME HOUSING UNITS DURING THE
1972 AND 1973 CONSTRUCTION SEASONS

- LEGEND
- PLANNING AREA BOUNDARY
 - 17 PLANNING AREA IDENTIFICATION NUMBER
 - (57) NUMBER OF LOW- AND MODERATE-INCOME HOUSING UNITS ALLOCATED TO THE PLANNING AREA



After considering several allocation methods, including a single-indicator allocation method based solely on the need for federally subsidized low- and moderate-income housing as determined by the relative proportion of severely overcrowded housing units in a planning area, and three multiple-indicator allocation methods which include considerations relating to need, fiscal capacity, development potential, and recent efforts to accommodate low- and moderate-income housing, a final allocation method was chosen. The results of this final allocation, as recommended by the Commission and the Technical and Citizen Advisory Committee on Regional Housing Studies, for the construction of 2,000 federally subsidized low- and moderate-income housing units within the Region during the 1972 and 1973 construction seasons are shown by planning area on this map.

Source: SEWRPC.

Table 12

COMPARISON OF THE ALLOCATION OF 2,000 LOW- AND MODERATE-INCOME HOUSING UNITS
BY HOUSING PLANNING AREA IN THE SOUTHEASTERN WISCONSIN REGION
UTILIZING FOUR ALLOCATION METHODS

PLANNING AREA	SINGLE INDICATOR ALLOCATION METHOD ^a		MULTI-INDICATOR ALLOCATION METHODS					
			FIRST METHOD ^b		SECOND METHOD ^c		FINAL METHOD ^d	
	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION	UNITS ALLOCATED	PERCENT OF REGION
MILWAUKEE COUNTY	945	47.25	1,137	56.85	1,111	55.55	1,021	51.05
1	6	0.30	24	1.20	28	1.40	26	1.30
2	19	0.95	35	1.75	53	2.65	48	2.40
3	254	12.70	644	32.20	553	27.65	429	21.45
4	25	1.25	43	2.15	61	3.05	59	2.95
5	51	2.55	56	2.80	51	2.55	79	3.95
6	44	2.20	52	2.60	58	2.90	62	3.10
7	340	17.00	173	8.65	186	9.30	200	10.00
8	129	6.45	60	3.00	66	3.30	70	3.50
9	77	3.85	50	2.50	55	2.75	48	2.40
RACINE COUNTY	245	12.25	197	9.85	182	9.10	196	9.80
10	171	8.55	151	7.55	135	6.75	139	6.95
11	74	3.70	46	2.30	47	2.35	57	2.85
KENOSHA COUNTY	240	12.00	128	6.40	125	6.25	149	7.45
12	173	8.65	98	4.90	88	4.40	109	5.45
13	67	3.35	30	1.50	37	1.85	40	2.00
WAUKESHA COUNTY	311	15.55	306	15.30	345	17.25	352	17.60
14	52	2.60	48	2.40	58	2.90	55	2.75
15	25	1.25	54	2.70	65	3.25	60	3.00
16	59	2.95	51	2.55	59	2.95	57	2.85
17	73	3.65	63	3.15	61	3.05	75	3.75
18	25	1.25	27	1.35	28	1.40	29	1.45
19	46	2.30	36	1.80	42	2.10	46	2.30
20	31	1.55	27	1.35	32	1.60	30	1.50
OSHAUKEE COUNTY	89	4.45	81	4.05	91	4.55	92	4.60
21	12	0.60	31	1.55	35	1.75	33	1.65
22	77	3.85	50	2.50	56	2.80	59	2.95
WASHINGTON COUNTY	75	3.75	85	4.25	84	4.20	92	4.60
23	13	0.65	20	1.00	23	1.15	22	1.10
24	62	3.10	65	3.25	61	3.05	70	3.50
WALWORTH COUNTY	95	4.75	66	3.30	62	3.10	98	4.90
25	95	4.75	66	3.30	62	3.10	98	4.90
REGION TOTAL	2,000	100.00	2,000	100.00	2,000	100.00	2,000	100.00

^a THE SINGLE INDICATOR ALLOCATION METHOD IS SHOWN IN TABLE 8.

^b THE FIRST MULTI-INDICATOR ALLOCATION METHOD IS SHOWN IN TABLE 9.

^c THE SECOND MULTI-INDICATOR ALLOCATION METHOD IS SHOWN IN TABLE 10.

^d THE FINAL MULTI-INDICATOR ALLOCATION METHOD IS SHOWN IN TABLE 11.

SOURCE- SEWRPC.



Chapter III

IDENTIFICATION OF SITES WITHIN AREAS APPROPRIATE FOR THE CONSTRUCTION OF LOW- AND MODERATE-INCOME HOUSING

INTRODUCTION

The second major objective of the short-range action housing study was the identification and delineation of sites within each planning area on which the low- and moderate-income housing units allocated to that area could be constructed. This task was accomplished in six phases beginning with the initiation of the short-range action housing program in June 1971.

IDENTIFICATION OF SITES

The first phase included the identification and delineation of all land areas of three acres or more which might be considered either in whole or in part for the construction of housing units. To accomplish this, the following procedures were followed:

1. The delineation on 1" = 400' scale aerial photographs flown for the Commission in April 1970 of the existing limits of public sanitary sewerage facility service in the seven-county Region.
2. The delineation on the 1" = 400' scale aerial photographs of all areas delineated on 1970 regional land use inventory maps as agricultural or open space, and lying within or immediately adjacent to existing sanitary sewerage system service areas as previously delineated. It was assumed for purposes of the short-range action housing study that only lands presently served by sanitary sewerage facilities, or immediately adjacent to and probably able to be readily served by such facilities, would be included in the initial delineation. A sample photograph is shown in Appendix C.
3. The numbering of each separate land area delineated within each county and the tabulation on a land availability and development fact sheet of specific information regarding community location; specific location within the community; zoning on the site and on land adjacent to the site; status of sewer and water availability; school district and distance information; any general remarks regarding local, regional, or state plans; and apparent advantages or disadvantages of potential development of the site. This information was compiled in the Commission offices on individual fact sheets. A sample fact sheet is shown in Appendix D.

The second phase of the identification and delineation process included the mapping on 1" = 4,000' scale county base maps of the following information:

1. Location of all local community commercial and industrial centers.
2. Location of all regional commercial and industrial centers.
3. Location of all public grade, junior high, and senior high schools.
4. Location of all emergency outpatient service for use by the general public.

In addition to mapping individual major land uses, the standard service areas for each major use were delineated to determine the extent of service to any particular area of the Region. These maps were eventually used in the final location of the specific sites on which the low- and moderate-income housing units as allocated to the various planning areas could be constructed. Sample maps showing this information are included in Appendix E to this report.

The third phase of the site identification and delineation process included the delineation on 1" = 400' scale aerial photographs of all primary environmental corridors¹ within and adjacent to areas as delineated in phase one, as well as soils lying outside the environmental corridors and having severe or very severe limitations for residential development. In cases where either or both the primary environmental corridor or soils with severe or very severe limitations for residential development with public sanitary sewerage facilities occurred on a delineated land area or site, such information was recorded on the land availability and development fact sheet for that area (see Appendix D).

The fourth phase included the removal of those site areas which were perceived, based on the data compiled in the first three phases, to be either not developable for low- or moderate-income housing purposes or to be too constrained to be developed within the short-range action housing period.

The fifth phase of the identification and delineation process included a preliminary field investigation of each remaining site and the neighborhood area in which the site was located. These preliminary site investigations included a determination of the estimated value of the site or parcel; area characteristics such as neighborhood condition; and the status of adjacent residential property such as the type of structure, its condition, and estimated value. These area conditions, as well as present use of the site and other pertinent special considerations, were recorded on the land availability and development fact sheet for the specific site. In addition, color photographs were made of those sites which were found to have good potential for development under the short-range action housing program, as well as those areas adjacent to the site. These photographs were used by the Commission to assist in further evaluation of each site area.

At this point in the identification and delineation process, more than 5,000 acres of land had been identified as being available in terms of access to public sanitary sewerage facilities. If all of this land were developed for housing, well over 20,000 units could be constructed. Final staff evaluation of each site area included the potential practical use of each parcel within the short-range action period in terms of reasonable removal of constraints, and reasonable estimates for providing facilities or for removing physical constraints.

The sixth phase of the housing site identification and delineation process was comprised of a final Commission staff evaluation of all of the data and information collected for each site in the first five phases. The end product of the sixth phase was the selection of more than 150 parcels of land totaling more than 3,500 acres and having the potential for the accommodation of more than 15,000 total housing units located throughout 72 civil divisions in the seven-county Region. Since all of these sites would, in the opinion of the Commission staff, be suitable for the construction of the 2,000 units of low- and moderate-income housing during the 1972 and 1973 construction seasons, and since the supply of sites far exceeds the assumed short-term need of 2,000, it was considered desirable that the elected and appointed public officials of the individual civil divisions involved select those sites within each of the communities which could most appropriately be used for the location of low- and moderate-income housing units. Accordingly, it is recommended that the Commission staff, upon request, make available to appropriate officials in each of the 72 communities all of the site data applicable to that community and work directly with such officials in the final review and selection of sites for the 2,000 low- and moderate-income housing units. This procedure will ensure that all appropriate considerations from the local government point of view will be taken into account before final decisions are made on specific sites.

It is not possible to include in this report all of the information compiled on each of the more than 200 land parcels investigated as a part of this short-range action housing program. Samples of the data, however, have been included in this report in Appendices C, D, E, and F, as an indication of the type and detail of information contained in the Commission files. These data will be used in day-to-day contacts with community officials as well as with the producers and financiers of housing in southeastern Wisconsin.

¹The term is used as defined and delineated in the adopted 1990 regional land use plan as documented in SEWRPC Planning Report No. 7, Volume 3, Recommended Regional Land Use and Transportation Plans--1990.

Chapter IV

IDENTIFICATION OF OBSTACLES TO THE CONSTRUCTION OF LOW- AND MODERATE-INCOME HOUSING AND RECOMMENDATIONS TO ALLEVIATE IDENTIFIED OBSTACLES

INTRODUCTION

In the short-range action housing program, low- and moderate-income housing units were allocated to the various planning areas, and specific sites which were generally suitable for the construction of the allocated units were identified in each of the planning areas. Specific site data including general site location, size, recommended use, number of units which can be constructed on the site, obstacles to site development, and recommendations for removing the obstacles have been recorded. A typical data table for one planning area is included in Appendix F. Although generally suitable for the construction of housing, the sites may have constraints—or obstacles—imposed on their use for the construction of low- and moderate-income housing. Obstacles to the construction of low- and moderate-income housing on specifically identified sites and within the limits of a short-range program can be grouped into three major categories: nonremovable obstacles, publicly removable obstacles, and privately removable obstacles. Following is a description of those obstacles which are particularly significant in the short-range action housing study.

NONREMOVABLE OBSTACLES

Nonremovable obstacles, or those which cannot as a practical matter be removed by public action within the short-range period, include natural and manmade physical limitations as well as certain legal limitations. Some sites which were delineated in the site identification process have natural physical limitations which either cannot be overcome within the short-range action program or may not be able to be overcome on a long-range program basis. Moreover, such obstacles in many cases should not be removed in the best interest of community or areawide development. These natural obstacles include soil limitations for the construction of residential building, topographic features such as wooded steep slope areas, and flood-land and shoreland areas.

Manmade obstacles which may not be removable within the short-range and perhaps even the long-range program include major power transmission lines and underground areawide public utilities such as interstate gas and oil transmission lines. Other manmade physical obstacles to residential development include nonavailability of essential public utilities such as public water supply and public sanitary sewer facilities.

Nonremovable obstacles of a legal nature include covenants or deed restrictions which are transferred with the property and which may legally prohibit certain types or intensities of development. These obstacles may be removed on a long-term basis, but within the short-range program could not be considered as removable obstacles. In addition, certain sites which were identified may be held by a single owner who may be unwilling to sell or develop the property, or jointly by several parties, one or more of whom may not be willing to sell or develop the property.

Since care was taken in the short-range action housing program to select sites covered for the most part by soils suitable for residential development, as well as sites which had public sanitary service or could as a practical matter have such service readily extended to them, nonremovable obstacles on these sites consisted of obstacles relating to man-made physical and legal constraints. These sites will be reevaluated as a part of the long-range regional housing study.

PUBLICLY REMOVABLE OBSTACLES

The second major category of obstacles, publicly removable obstacles, are those which can be removed through the specific action of a governmental unit or agency. Such obstacles are those which have been imposed by both local and federal regulations, and include unduly restrictive county or community

zoning which does not allow the construction of certain types or sizes of dwelling units; architectural control ordinances which may indirectly restrict certain types or sizes of housing units by requiring expensive design or materials, or unnecessary accessories or conveniences in the construction of each unit in the community; building and housing codes which may indirectly restrict the construction of certain types and sizes of housing units by requiring expensive construction materials or techniques; community, county, or areawide action which may indefinitely restrict the installation of essential services at the site, consequently restricting the development or construction of housing units in a particular area; and state or federal regulations which may impose a constraint to the development of certain types of housing units in specific locations in the community.

Restrictive Zoning

Good community development depends not only upon sound long-range planning at all levels of government but upon practical plan implementation as well. Zoning¹ is one of the most important legal tools available to local units of government for implementation of adopted community development plans, and particularly for the implementation of community land use plans, thus promoting sound land use development and redevelopment throughout the community. A secondary function of zoning is to protect and enhance desirable existing development. To these ends zoning regulates the use of land, water, and structures; the height, size, shape, and placement of the structures; and the population density within the community. Zoning based on a sound long-range land use plan and proper consideration of existing development is intended to assure that each parcel of land in the community is allocated to those land uses for which the parcel is most appropriately suited, thereby promoting the general health, safety, and welfare of the citizens who live within the community as well as protecting individual property values.

The importance of zoning to the attainment of a safe, healthy, efficient, and attractive rural and urban environment cannot be overemphasized. An unzoned or poorly zoned community risks its general well-being by allowing the possibility of the misuse of land to occur.

The misuse of zoning as a regulatory device or the misunderstanding of the concepts and principles upon which good zoning is based could be as detrimental to the fulfillment of long-range community objectives as having no zoning at all. The extreme application of zoning to either directly reflect the long-range land use plan or to strictly maintain an existing land use pattern and thereby to freeze development for all time should be avoided. The first extreme may lead to overzoning by providing for development for which the community has as yet no need and for which it may be unable to provide services. The latter extreme may lead to underzoning, which would unduly restrict land development in a community.

While unduly restrictive zoning may have an undesirable effect on community development in some cases, restrictive zoning may be the only available method of promoting sound land use development in the public interest. An example of the sound and proper application of restrictive zoning would be restricting or prohibiting residential development in areas covered by soils poorly suited for such development, or restricting or prohibiting urban development in areas subject to flooding or in prime natural resource areas such as woodlands, wetlands, shoreland, and groundwater recharge areas. Care should, therefore, be taken in reviewing zoning as a restriction to the construction of low- and moderate-income housing to insure that the principles of good land use development and stated long-range community objectives are maintained. In view of the importance of zoning in the fulfillment of long-range community objectives and land use plans, unduly restrictive zoning becomes one of the more complex as well as important publicly removable obstacles to the construction of low- and moderate-income housing.

It should be noted that one of two situations may exist with respect to a site constrained by restrictive zoning. In the first situation, the site may be in a restrictive residential zoning district which makes the construction of low- and moderate-income housing on the site impractical; or the site may be in a non-residential zoning district which prohibits its use for housing of any kind, but the community may already have in its zoning ordinance other less restrictive residential zoning districts. In such situations, the

¹ See *SEWRPC Planning Guide No. 1, Land Development Guide (1963)*; *SEWRPC Planning Guide No. 2, Official Mapping Guide (1964)*; *SEWRPC Planning Guide No. 3, Zoning Guide (1964)*.

obstacle can be removed by a simple redistricting action on the part of the local unit of government. Where the obstacles to housing development on identified sites can be removed by local action, it is recommended that such action be taken by the county or community, either voluntarily or upon receipt of the petition for such redistricting by the owner or developer. It should be noted that where identified parcels are located within areas zoned for use other than residential, care has been taken to review the character of the surrounding development and neighborhood so that a recommendation for residential purposes would not be impractical.

In the second situation, the site may not only be located in a restrictive residential or nonresidential zoning district, but the community may not have in its zoning ordinance the required less restrictive zoning district. In such a situation, it is recommended that the community zoning ordinance be appropriately amended through addition of the necessary district and district regulations and that the site be redistricted to accommodate the proposed provision of low- and moderate-income development.

In either of these two situations, any ordinance revision or map redistricting should be based on sound, comprehensive, community development plans which incorporate and are designed to achieve sound community development objectives.

Some of the parcels identified for development under the short-range housing program are located within communities which, through zoning, may unnecessarily require very large lots or relatively large floor areas for housing units. Such restrictions will, in most cases, hold the total development cost above that which can be afforded by a low- and moderate-income family. In these cases, it is suggested that the counties or communities involved provide for a broader range of development densities and housing types in the zoning ordinances to allow for more diversified residential development.

Architectural Control Ordinances

In those communities where development of an identified site area is restricted by architectural control ordinances, it is recommended that such ordinances be reviewed and modified to allow for construction of housing of all types and sizes.

Restrictive Building and Housing Codes

In those cases where local codes and ordinances or construction practices unnecessarily restrict the use of new materials and techniques which would result in lower construction costs, action should be taken by the local governing body to review and revise the codes, ordinances, and procedures which must be dealt with in the construction of housing. These new codes, ordinances, and procedures or amendments should be measured against an established state or areawide standard code to ensure that construction in the Southeastern Wisconsin Region is maintained at the highest level of quality which can be attained at reasonable cost, while at the same time providing for the construction of a full range of housing types, styles, sizes, and costs. Similarly, housing codes which may restrict construction of low- and moderate-income housing by requiring nonessential appurtenances should be modified to allow the construction of a full range of housing unit types.

Actions Restricting Installation of Essential Services

In those cases where the site is restricted from development by lack of essential services and where such services can be provided within the short-range action period, steps should be taken by the communities or other agencies involved to provide for the service extensions. In some cases, such extension may depend upon the construction or reconstruction of part of the areawide system beyond the boundaries of the community in which the site is located. In such cases, a joint action should be taken by the community and the areawide agencies involved to provide such construction or reconstruction at the earliest possible date.

Restrictive State or Federal Regulations

An example of state or federal regulations which may impose a constraint to development of certain types of housing are the recently published HUD noise regulations. These may have far-reaching effects on the provision of federal housing financing insurance for housing located on sites close to heavily traveled streets and highways, railroad lines, airports, and exclusive transit structures. It is recommended that

on sites where such restrictions may be imposed, the sites be evaluated against all of the recently adopted HUD Housing Project Selection Criteria, and that project qualification be based upon the extent to which a site meets all of the criteria. Failure to meet one criterion only should not serve to disqualify a site for construction of federally subsidized low- and moderate-income housing within either the short-range or long-range program.

Another example of such regulatory constraint is the onerous governmental administrative procedures pertaining to subsidized residential development, which may effectively discourage the undertaking of such development by all but large developers who are able to absorb the costs involved. Action in this case should be taken by the grantor agencies to expedite the processing of applications for loans and grants-in-aid for low- and moderate-income housing projects. County and state planning and housing agencies should also provide assistance to small developers in the processing of project applications.

In addition to the foregoing obstacles, other problems exist with parcels identified in the short-range action housing program which are small and require special attention in order to ensure proper integration into the surrounding neighborhood. It is these smaller parcels which could be the most difficult to develop because they may attract only small developers who cannot readily cope with the governmental procedures necessary to complete the development and who may require more assistance from the units and agencies of government involved. Such assistance should be provided at either the community or county level through a legally constituted housing authority, by the Commission, or by other appropriate governmental agencies or departments.

PRIVATELY REMOVABLE OBSTACLES

The third major category of obstacles, privately removable obstacles, are those which do not necessarily require specific action by units or agencies of government for removal but which can be removed through private action. Such obstacles include natural physical site limitations, fragmented ownership of the identified site, and community opposition to the construction of low- and moderate-income housing.

Natural Physical Site Limitations

Some sites delineated in the site identification process have natural physical limitations which may be overcome within the short-range period by action of the owner or developer of the land. Such limitations, which include minor drainage problems or minor changes in topography which would preclude the use of the site for housing if not removed or alleviated, are common in residential development and could be easily overcome.

Fragmented Site Ownership

Fragmented ownership of the identified site may, in some cases, be removable within the short-range period. Several single ownerships which together make up the site may be difficult to develop as a single plan development. In these cases, efforts should be made to assemble a tract of land from the several parcels which are of sufficient size to allow economic development for housing. Such action could be taken by one or more of the individual owners of the properties involved, or by a separate interested party who may be able to assemble the several small individual parcels into an economical development package.

Community Opposition

Community opposition is one of the most difficult of the obstacles to remove. Community residents' opposition may occur at all levels of income, educational background, race, color, or creed. Probably the most widely voiced community opposition to low- and moderate-income housing relates to economic considerations, including the allocation of additional taxes to offset the cost of community services to such units. Community leaders are concerned about the costs of such services, particularly schools, to large, low-income families who may not be able to pay a proportionate share of the taxes required to provide these services. In some cases where a large number of low- and moderate-income housing units are expected to be constructed, this is indeed a legitimate concern. To date, the only incentive to the community for providing such housing has been the rather remote possibility of receiving greater federal subsidies for various community projects in the future. State and federal action to remove the burden of

public school services from the property tax would shift at least a part of this problem from the local to the state and/or federal level. Acceptance and implementation of the recommendations of the short-range action housing program should also relieve community concern that it will be overburdened with low- and moderate-income housing units, since it is the intent of the short-range action housing program to see that these types of units are more equitably distributed throughout the entire Region.

Another type of economic opposition to the development of low- and moderate-income housing deals with the location of such a unit on scattered sites within a neighborhood. The owners of the existing homes, which may be neither better constructed nor larger in size than the subsidized homes, may feel that they are being discriminated against, not only because they were unable to obtain the same kind of subsidy as the family in the low- and moderate-income housing but because in addition they must support the subsidy through their own taxes. This kind of opposition may only be able to be alleviated by restricting new subsidized housing to sites large enough to form an integrated residential development which would include a broad range of housing types, styles, sizes, and costs.

Part of the expressed opposition to the provision of low- and moderate-income housing within the community may be due to public unfamiliarity with such housing programs. It has been apparent through conversations with citizens and civic and governmental agency leaders during the short-range action housing program that misinformation is widespread regarding subsidy programs and the housing that is a product of such programs. To help alleviate this problem, citizen groups interested in the provision of low- and moderate-income housing should initiate educational programs through the various communications media to describe the types and sizes of low- and moderate-income housing being constructed, and the income ranges of families presently utilizing or able to utilize such programs. This educational effort, which could also be made by public agencies which provide such housing, would assist in alleviating the unfortunate stigma of low quality that low- and moderate-income housing suggests to many people. In addition to such educational programs, care must be taken in the actual location and construction of low- and moderate-income housing to physically integrate the units into the neighborhood as much as possible within cost constraints. In some cases, this may simply mean the use of certain exterior materials or exterior design techniques for a particular housing unit. In other cases, it may mean the use of development design techniques such as clustering, land use buffering, and plan unit development.

OTHER OBSTACLES

Land and Development Costs

In addition to the aforementioned obstacles, high land and development costs, including the cost of financing, are one of the most critical obstacles to the construction of low- and moderate-income housing within the Region, and may be grouped in any of the three major categories of obstacles depending upon specific circumstances, ranging from the location of the site within the Region to the specific site conditions.

Preliminary results from the Commission's Housing Production Cost Trends Inventory, completed under the long-range regional housing study, indicate that in the urbanizing areas of the Region land costs have increased markedly, particularly for land that has improvements such as public sewers or water mains. Where land costs are too high to permit use for low- and moderate-income housing, a direct or indirect write-down² by governmental action may be the only method of making the land available for such housing.

Site improvement costs have also increased markedly during the last 10 years. These increases are related to increases in the cost of construction materials, increases in labor costs, and in some cases unnecessarily stringent local land development codes and ordinances. It is too early in the long-range regional housing study to make specific recommendations for the reduction of costs in a specific com-

² The write-down of land costs involves grants of money by an agency or unit of government to either another agency or unit of government involved directly in the provision of low- or moderate-income housing, or to a private or quasi-public developer so involved in order to offset the otherwise prohibitive cost of the land. The reduced cost is then passed directly on to the renter or purchaser of the housing units developed on the land. Both of these types of write-down result in reduction in the cost of land in order to lower the cost of housing to the occupant.

munity. Any effort, however, by either the community involved or the developer of the land to reduce the cost through removal of stringent local land development regulations or through better development planning and supervision may assist in such reduction in some communities. Improvement and development costs may be reduced, for example, where several units are constructed as part of a planned unit development (PUD), allowing increased housing densities on part of the site by clustering units, and providing large open-space areas on the remaining part of the site, thus maintaining the overall neighborhood density within which the development is situated, pursuant to the community's land-use plan and plan implementation regulations.

Housing unit construction costs represent other areas where savings may be effected in some communities. These areas can be grouped under the following categories: simplification, prefabrication, and use of new materials; mechanization in onsite construction; and better planning and site supervision.

Developers should be encouraged to promote the use of new materials and more efficient construction techniques. As previously indicated, some communities or counties in the Region have local codes and ordinances restricting the use of new materials and techniques which may result in lower construction costs. In such instances, action should be taken by the local governing bodies to review and revise their codes, ordinances, and procedures pertaining to the construction of housing.

The cost of financing the construction of low- and moderate-income housing in southeastern Wisconsin is another major factor in the high total cost of providing such units. State and federal agencies of government should encourage lower financing cost by providing low interest rates on loans for such construction, or by initiating or further providing programs for insuring private low interest rate loans.

Of the more than 200 initially identified site areas in the Region encompassing more than 5,000 acres and having some potential for the construction of low- and moderate-income housing, some are without any specific obstacles at all. General obstacles to the development of low- and moderate-income housing on these sites include total development costs such as land, site improvement, and housing unit construction costs. These general obstacles along with restrictive zoning on some sites are the primary obstacles to the construction of low- and moderate-income housing in southeastern Wisconsin. This is particularly true in Milwaukee County and the adjacent urbanizing areas. Where total development cost is the only constraining factor, the cost of one or more of the three major elements may need to be reduced. Where site improvement and housing unit construction costs cannot be substantially reduced, land costs may be required to be written down by either direct or indirect governmental subsidy.

A danger also exists that land costs will be inflated by developers in some areas of the Region for the sole purpose of increasing the total lot and house construction costs to the maximum level at which government subsidies can be made, thereby unnecessarily inflating development cost. If this practice is allowed to develop unchecked, inflation of total development costs at a relatively high level may result, which would further restrict the provision of adequate housing to low-income families. Those units and agencies of government providing funds or subsidy for such development should take action to prevent these inflating practices. This will require careful public surveillance of current land and development costs.

Provision for the construction of a full range of housing types, styles, and costs for persons representing a broad range of labor skills may serve to reduce or alleviate long home-to-work trips, and to strengthen labor pools in communities which may, in turn, more readily attract industries and commercial enterprises.

Chapter V

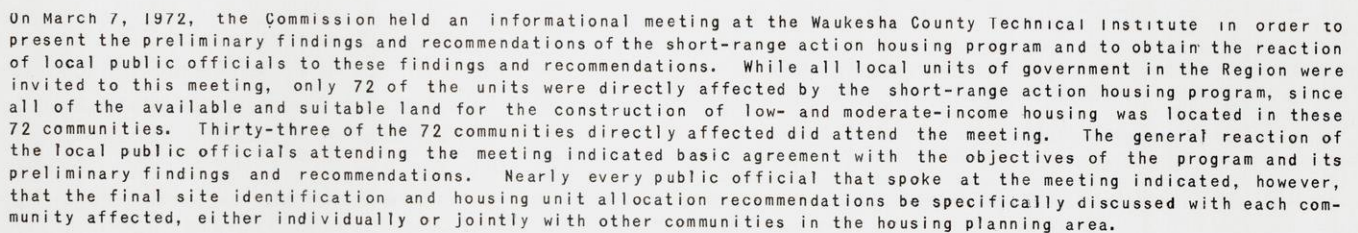
INITIATION OF COMMUNICATIONS WITH PRODUCERS AND FINANCIERS OF HOUSING TO IMPLEMENT THE RECOMMENDATIONS OF THE SHORT-RANGE ACTION HOUSING PROGRAM

During the course of the short-range action housing program, the Commission staff made only a few initial contacts with developers and financiers within the Region regarding their interest in providing funds and development skills in the implementation of the program. These initial contacts were made primarily to obtain input into the short-range action housing program from the private sector. It was determined that no formal effort should be made to contact developers and financiers in the Region until the findings and recommendations of the short-range program have been published and the specific allocations and sites reviewed with the communities involved.

It is recommended, therefore, that upon review of the specific sites within each of the planning areas in the Region by the communities involved, a program be established to place the information about each site in the hands of those developers and financiers of development who have indicated an interest in implementing the short-range action housing program. It is further recommended that the Commission staff be made available to assist communities as well as developers in the collation of information necessary for development, including assistance in preliminary development design and design review.

It should be noted that in the interest of initiating both the implementation of the short-range program recommendations and a dialogue between the Commission and those communities directly affected by the recommendations of the program, the Commission held an informational meeting at the Waukesha County Technical Institute on March 7, 1972, to explain the preliminary findings of the program. A total of 33 of the 72 communities directly affected by the recommendations contained in the program attended that meeting (see Map 6). Their reactions to the program were generally favorable, with the almost unanimous indication that the final site identification and housing unit allocation recommendations be specifically discussed with each community affected, either individually or with other communities in the planning area.

CIVIL DIVISIONS REPRESENTED AT AN
INFORMATIONAL MEETING CONDUCTED
TO DISCUSS THE PRELIMINARY
RECOMMENDATIONS OF THE
SHORT-RANGE ACTION
HOUSING PROGRAM



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Chapter VI

SUMMARY AND CONCLUSIONS

The short-range action housing program in southeastern Wisconsin, which began in June 1971, was aimed at the following five major objectives:

1. Identification of specific areas where low- and moderate-income housing should be constructed.
2. Identification of sites within those areas appropriate for the construction of these units.
3. Identification of obstacles to the construction of low- and moderate-income housing on these sites; e. g., cost, zoning, building codes, community resistance.
4. Determination of various methods for the immediate removal of those inappropriate obstacles, thus bringing the cost to a feasible level.
5. Initiation of communications with the producers and financiers of housing to get housing constructed on the sites.

Sites to be identified in the short-range action housing program for eventual construction of low- and moderate-income housing units were limited to land areas which were suitable for residential development, were within areas which could be readily served with public sanitary sewers, and were three acres or larger in size. As shown on Map 1, the Region was divided into 25 planning areas based on relative homogeneity of existing development. Following a review of data and information for each planning area which was obtained primarily from results of the 1970 U. S. Census of Population and Housing, a single-indicator and a multi-indicator method of allocating the 2,000 low- and moderate-income housing units to the Region were explored, which methods included four separate allocation formulae. Allocations were made to the 25 planning areas by each of the four alternative formulae.

The allocation formula finally recommended for making the allocation of the 2,000 units to the 25 planning areas included consideration of the need for low- and moderate-income housing in each planning area, the fiscal capability of the communities in each planning area to absorb new residential construction, growth in population within a planning area as a measure of the need for all types of housing, and the amount of suitable land in a planning area as a measure of the individual community's physical ability to absorb additional development. In addition, credit was given in the selected formula to planning areas in which the individual communities had through December 1971 allowed the construction of federally subsidized low- and moderate-income housing. The recommended allocation of the 2,000 units to each of 25 planning areas is shown in Table 11.

It should be noted that the allocation formula does not indicate the specific types of subsidized low- and moderate-income units which should be constructed within the planning areas, but the data concerning housing needs presented in this report clearly indicate that a full range of housing types, including single- and multi-family units for rental and ownership occupancy by families and individuals of all ages, should be provided within planning areas in order to alleviate, at least partially, this Region's housing needs. Appendix G briefly discusses the various federal, state, and local housing programs which are available to help planning areas and communities provide this range of housing types.

Using 1" = 400' scale aerial photographs flown by the Commission in April 1970, sites potentially suitable for housing development within each of the 25 planning areas were delineated and the major physical constraints to the development or construction of low- and moderate-income housing on these sites identified, including the availability of sanitary sewerage service, the presence of soils with severe or very severe limitations for residential development, the presence of floodways and floodplains, and the location of primary environmental corridors. Information on the location of community boundaries and on community

zoning was also mapped, as were the major existing land uses with respect to the sites and their immediate environs. Commercial and industrial centers, public schools, and hospitals required to serve the sites were also delineated and their service areas mapped. This information was then analyzed and those sites which, based on this analysis, were determined to be either not developable for low- and moderate-income housing or too constrained to be developed for such housing within the short-range action housing period were eliminated. Each remaining parcel was then investigated in the field in order to determine the type, condition, and estimated value of existing residential development, as well as to make preliminary determinations of site development potential. More than 150 parcels of land totaling more than 3,500 acres and having the potential for development of more than 15,000 total housing units located in 72 communities in the seven-county Region were identified and recommended for review by each of the local units of government for implementation of the program.

The two primary obstacles to implementation of the recommendations of the short-range action housing program were determined to be (1) high land and development costs, including the cost of financing, and (2) zoning which would restrict the development or construction of low- and moderate-income housing. In those planning areas where community zoning ordinances and other codes and ordinances relating to residential development or construction would not allow the construction of low- and moderate-income housing, it is recommended that these codes and ordinances be reviewed and revised to allow the development and construction of a full range of housing types, including small, inexpensive dwelling units. In those areas where local, state, or federal regulations would directly or indirectly prohibit the construction of low- and moderate-income housing, it is recommended that such regulations be reviewed, and where possible either revised or, in some cases, more broadly interpreted to allow such construction or development. It is also recommended that developers and builders review, and where applicable, update their building techniques and use of materials. Where use of such new innovations is restricted by local or state regulations, such regulations should be reviewed and revised to allow the use of new widely accepted techniques and materials. In those cases where land cost is a major factor in raising the total cost in the provision of low- and moderate-income housing, it is recommended that governmental units and agencies of government involved review the possibility of writing down, or subsidizing, the cost of the land. Financing of low- and moderate-income housing and the insuring of mortgages on such developments should be given high priority and expedited through the various private financing and governmental agencies involved. In addition, it is recommended that counties and communities which have no housing authority take the necessary steps to create such authorities to more fully utilize various federal housing programs which are available to counties and communities which have housing authorities. It was further recommended that upon approval of the findings and recommendations regarding allocation of the 2,000 low- and moderate-income housing units and the parcels of land having potential for the construction of such units, formal contacts be made by the Commission staff, first with the individual communities involved and then with developers and financiers of such housing within the Region, to initiate implementation of the overall short-range action housing program in southeastern Wisconsin.

It should be noted that the short-range action housing program is, as the name implies, short-range; and that data and recommendations contained herein are based on an initial judgment that there is a need for the construction of 2,000 low- and moderate-income housing units in southeastern Wisconsin within the 2-year period 1972 to 1973, and that such units should be distributed fairly among the counties and communities in the Region, as well as be placed specifically on parcels of land which have the physical suitability for the construction of residential development and are generally compatible with the neighborhood within which the units are recommended for placement. The consideration of total housing demand or total housing need in southeastern Wisconsin has not been included in the short-range action housing program. The formula for the allocation of the 2,000 units has taken into consideration, therefore, only indicators of need which relate to new housing. This formula may be revised in the long-range regional housing study to incorporate indicators of need which relate to rehabilitated as well as new housing. The allocation recommendations, however, in the judgment of the Technical and Citizen Advisory Committee on Regional Housing Studies, represent a fair allocation for new low- and moderate-income housing; and the recommendations for implementation, although based on a partial knowledge of the housing situation in the Region at this time, are a first necessary step toward the provision of a full range of housing types, sizes, and costs in southeastern Wisconsin and toward the alleviation of existing problems in the provision of decent, safe, and sanitary housing for all residents of the Region.

APPENDICES



Appendix A

HOUSING STUDY MEMORANDUM AM-1 SEWRPC STAFF MEMORANDUM CONCERNING HUD SUGGESTED OBJECTIVES WITH RESPECT TO THE REVISION OF THE SEWRPC REGIONAL HOUSING STUDY

The purpose of this staff memorandum is to set forth a proposed short-term action-oriented work program to be conducted as a part of the overall work program of the Regional Housing Study, pursuant to the request made by the Assistant Regional Administrator of Region IV of the U. S. Department of Housing and Urban Development (HUD) in a letter dated March 31, 1971 (copy attached). The HUD request suggests five objectives toward which a short-term action program should be directed. The short-term action-oriented work program proposed herein is structured to achieve these five objectives as quickly as possible, utilizing to the maximum extent information and staff resources presently available to the Commission.

The five objectives of a short term action-oriented housing work program suggested by HUD are:

- Objective I. Identification of specific areas where low- and moderate-income housing should be constructed.
- Objective II. Identification of sites within those areas appropriate for the construction of these units.
- Objective III. Identification of obstacles to the construction of housing on these sites; e.g., cost, zoning, building codes, community resistance.
- Objective IV. Determination of various methods for the immediate removal of those inappropriate obstacles, thus bringing the cost to a feasible level.
- Objective V. Initiation of communications with the producers and financiers of housing to get housing constructed on the sites.

In revising and expanding the Regional Housing Study work program to accommodate early attainment of the above objectives, HUD suggested that in the absence of a better estimate, the planning effort begin by identifying the locations for 8,000 low- and moderate-income housing units within the seven-county Region. HUD, however, recognizing that the true housing need within the Region has not as yet been quantified, indicated that if the suggested number of housing units—8,000—appeared unreasonable, a more reasonable number could be utilized. No suggestion was made by HUD concerning the characteristics of these units with respect to size, value or rent, tenure, structure type, or density, nor was consideration given to any possible existing maldistribution of housing units in terms of underutilization.

With respect to the HUD suggested number of 8,000 units, it is important to note that the demonstrated capacity of the housing industry within the Region since 1960 indicates that the suggested number of units—8,000—is too high. Accordingly, it is suggested that a more reasonable figure would be 2,000 units during the interim period of the action program extending from the present to the completion of the Regional Housing Study. This suggestion is predicated upon a review of available housing production data, which indicate that: the number of units authorized for construction within the Region has averaged 10,500 units per year since 1960; the peak production year was 1965, when 13,678 units were authorized; the 1965 peak followed a 1964 peak of 12,377 authorized units, indicating further that peak years are probably a result of a successive buildup of overall volume; 1969 was the lowest production year of the decade, with only 7,766 units authorized; 1970 production is about 4 percent above the 1969 level; and that the greatest single increase since 1960 occurred between 1962 and 1963, when authorizations increased from 8,805 units to 10,516 units, an increase of 19.4 percent. It is likely that an influx of subsidy funds would encourage the expansion of the housing industry's capacity to produce additional units, and it is suggested that a 25 per-

cent increase over existing production levels would not be an unreasonable challenge. It is suggested, therefore, that a target figure of 2,000 units be used as a guide in revising and expanding the present housing study work program to include a short-term action program, and that all of these units be developed at medium densities, thus permitting a range of structure types from single-family dwellings to duplex dwellings, row houses, and low-rise garden apartments.

Accordingly, the incorporation of the following short-term action-oriented work program into the Regional Housing Study is recommended:

Objective I: The identification of areas suitable for the location of low- and moderate-income housing units will require the following work tasks to be initiated immediately and completed by September 1 of 1971. The work tasks outlined below are based upon the assumption that the areas shall be identified as consistent with the SEWRPC adopted 1990 Land Use Plan and its associated objectives, principles, and standards. This will require:

- A. The identification and delineation of undeveloped land areas (herein referred to as planning units) within the plan-designated 1990 urban development areas at a uniform map scale.
- B. The identification and delineation of land areas presently served by public sewerage and water supply facilities at a uniform map scale.
- C. The identification and delineation of environmental corridors at a uniform map scale.
- D. The identification and delineation of areas covered by soils which possess limitations for residential development.

Additional factors to be considered and, therefore, determined with respect to the identification and delineation of areas for the construction of low- and moderate-income units include:

- A. The ratio of jobs to residences within the specified planning units.
- B. The availability of transportation service, including public transit within the planning units.
- C. The available elementary and secondary school capacity within the planning units.
- D. The community tax base within the planning units.
- E. The quantity and characteristics of recreational facilities within the planning units.
- F. The availability and characteristics of commercial and professional services and facilities, including dental and medical services, within the planning area.
- G. The determination of present locations of low- and moderate-income families and housing units.
- H. The relationship of planning units and areas to corporate boundaries.

The completion of these work tasks will require the equivalent of seven man-months of effort. Of these seven man-months, five man-months would have been expended to accomplish these objectives in any event, but the acceleration and revision of various components of the work program will necessitate the expenditure of approximately two additional man-months of effort at this time. This is because the tasks

to be performed at this time must draw upon existing (1963) data for the most part, and the work program as initially set forth would be expected to draw upon new data to become available from a variety of sources during the study period. The additional cost to accelerate and revise the various components of the work program under this objective is estimated to be \$3,400.

Objective II: The identification of more than 2,000 specific building sites appropriate for the construction of 2,000 low- and moderate-income housing units will require the following work tasks to be initiated as soon as areas become available from the work effort pursued under Objective I above and to be completed within the seven man-months:

- A. Evaluation of land use patterns adjacent to and in the proximity of potential sites.
- B. Evaluation of existing zoning controls over potential sites.
- C. Evaluation of community subdivision development requirements pertaining to potential sites.
- D. Evaluation of land costs and land improvement costs in the areas containing potential sites.
- E. Evaluation of neighborhood characteristics such as type, tenure, condition, and value of existing housing units; available open space; recreational and educational facilities; and safety considerations within the proximity of potential sites.
- F. Evaluation of available transportation facilities with respect to the potential sites.
- G. Evaluation of community services and facilities such as high schools, libraries, and police and fire protection within the proximity of potential sites.
- H. Interviews with land developers and residential builders in each area to assist in identification of all potential sites.

The completion of these work tasks will require the equivalent of 10 man-months of effort. Of the 10 man-months, four man-months would have been expended to accomplish these objectives in any event, but the acceleration and revision of various components of the work program and the carrying of the analysis effort to the site level, which had not been anticipated under the initial work program, will necessitate the expenditure of approximately six additional man-months of effort. The additional cost to accelerate and revise the various components of the work program under this objective is estimated to be \$8,100.

Objective III: The identification of obstacles to the construction of low- and moderate-income units on the building sites identified above will include the following work tasks, to be initiated as soon as specific sites are identified and to be completed within six man-months as noted below:

- A. The evaluation of land, land development, construction, and financing costs as constraints upon or obstacles to the placement of such housing units.
- B. The evaluation of community zoning as constraints upon or obstacles to the placement of such housing units.
- C. The evaluation of community building codes as constraints.
- D. The evaluation of community resistance to low- and moderate-income housing units.

NOTE: At the present time, negotiations are under way with the University of Wisconsin-Milwaukee to conduct the social research required for proper completion

of the Regional Housing Study and which would be designed explicitly to measure such forces of resistance in addition to many related forces with respect to community and individual attitudes and opinions. The survey as presently constructed has an anticipated beginning date of June 1, 1971, and an ending date of May 31, 1972. There is little doubt that this survey would have to be accelerated to adequately meet the objectives set forth above. At the present time it has been suggested that a broad-sweep telephone survey of approximately 2,000 households could be accomplished with reliable results to evaluate perceived need for housing within the Region. Such a survey would, in addition, provide extremely helpful direction for the appropriate design of future survey instruments under the anticipated research contract.

Excluding the social research survey, the completion of these work tasks will require the equivalent of six man-months of effort. Of these six man-months, four man-months would have been expended to accomplish these objectives in any event, but the acceleration and revision of various components of the work program will necessitate the expenditure of approximately two additional man-months of effort. The additional cost to accelerate and revise the various components of the work program is estimated to be \$13,400, \$10,000 of which would underwrite the cost of the broad-sweep telephone survey.

Objective IV: The determination of methods for removing inappropriate obstacles to low- and moderate-income housing will require the following work tasks to be initiated as soon as information becomes available for individual items listed in Objective III above, and to be completed within six man-months:

- A. Determination of methods to overcome or remove any identifiable obstacles related to land, land development, construction, and/or financing costs.
- B. Determination of methods to overcome or remove any identifiable obstacles related to zoning controls.
- C. Determination of methods to overcome or remove any identifiable obstacles related to building codes.
- D. Determination of methods to overcome or remove any identifiable obstacles related to community resistance to low- or moderate-income housing.

The completion of these work tasks will require the equivalent of six man-months of effort. Of these six man-months, four man-months would have been expended to accomplish these objectives in any event, but the acceleration and revision of various components of the work program will necessitate the expenditure of approximately two additional man-months of effort. The additional cost to accelerate and revise the various components of the work program under this objective is estimated to be \$3,400.

Objective V: The initiation of communications with producers and financiers of housing in order to promote the construction of housing on the sites identified above will include the following work tasks to be initiated immediately and to be continued for the duration of the short-term action-oriented program.

- A. Recruitment and/or "freeing up" of a staff person to perform the outreach function.
- B. The training of the staff person to perform adequately in this area.
- C. The actual performance of the outreach function on a sustained basis.

These above work tasks will require the expenditure of seven man-months to establish the necessary working liaison, none of which had been directly anticipated or included under the initial housing study design. The additional cost estimated to achieve this objective on an interim basis is estimated at \$11,900.

SUMMARY

The revision and expansion of the Regional Housing Study work program to facilitate the development of a short-term strategy for the location of low- and moderate-income housing units will comprise a total of 36 man-months of effort, 17 of which are estimated to require additional staff work efforts, either because they will involve some duplicate efforts by requiring a retracing of work steps after more current and reliable data become available, or because they entail work efforts not originally anticipated under the initial study design. While it is not specified above, approximately five man-months of staff time have already been expended directly on revision of the work step sequence initially set forth in the Prospectus to meet the HUD request. It should also be noted that at the present time, approximately 16 activities have been halted in various stages of completion. Many of these activities will need to be kept in their present "hold" status temporarily, and it is estimated that four man-months will be required to resume these activities once the short-term action program has been inaugurated and completed.

The total estimated costs, based upon the statements herein, therefore, are as follows:

Objective I:	\$ 3,400.00
Objective II:	\$ 8,100.00
Objective III:	\$13,400.00
Objective IV:	\$ 3,400.00
Objective V:	\$11,900.00
Schedule Interruption	<u>\$15,800.00</u>
Total	\$56,000.00



Appendix B

AGREEMENT BETWEEN THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT RELATIVE TO THE CONDUCT OF THE SHORT-RANGE ACTION HOUSING PROGRAM

WHEREAS, the Department of Local Affairs and Development, hereinafter called the "Department," is directed under Section 22.14, Wisconsin Statutes, to encourage, assist, and advise regional, county and local agencies or bodies responsible for planning, and

WHEREAS, the Wisconsin Legislature has authorized the Department through its Bureau of Local and Regional Planning to administer a State Regional Planning Aid Program (SRPAP) to enable eligible regional planning agencies to conduct planning activities for the benefit of the citizenry of the region and the State of Wisconsin, and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission, hereinafter called the "Grantee," has applied for such assistance, and has designated appropriate officers to enter into any necessary agreement,

NOW, THEREFORE, it is mutually agreed that

The sum of \$12,000 from the Department's 1970-71 fiscal year State Regional Planning Aid Program Grant allotment is hereby granted to the Southeastern Wisconsin Regional Planning Commission, upon the following terms and conditions. This sum of \$12,000 is in addition to the \$18,000 previously granted to the Commission from the State Regional Planning Aid Program Grant allotment as per agreement dated June 29, 1970.

ARTICLE I. GRANTEE'S SERVICES AND RESPONSIBILITIES

A. The Grantee agrees to have the services identified below performed in accordance with the specifications herein, and shall complete such services during the period beginning 5-15-71 and ending 1-15-72, unless extended by mutual consent of all the parties hereto.

1. DESCRIPTION OF WORK PROGRAM

a. Identification of areas suitable for the location of low and moderate income housing units will require the following work tasks to be initiated immediately and completed by September 1, 1971.

The work tasks outlined below are based upon the assumption that the areas shall be identified as consistent with the SEWRPC adopted 1990 Land Use Plan and its associated objectives, principles, and standards. This will require:

- (1) Identification and delineation of undeveloped land areas (herein referred to as planning units) within the plan-designated 1990 urban development areas at a uniform map scale.
- (2) Identification and delineation of land areas presently served by public sewerage and water supply facilities at a uniform map scale.
- (3) Identification and delineation of environmental corridors at a uniform map scale.
- (4) Identification and delineation of areas covered by soils which possess limitations for residential development.

Additional factors to be considered and, therefore, determined with respect to the identification and delineation of areas for the construction of low and moderate income units include:

- (1) Ratio of jobs to residences within the specified planning units.
- (2) Availability of transportation service, including public transit within the planning units.
- (3) Available elementary and secondary school capacity within the planning units.
- (4) Community tax base within the planning units.
- (5) Quantity and characteristics of recreational facilities within the planning units.
- (6) Availability and characteristics of commercial and professional services and facilities including dental and medical services within the planning area.
- (7) Determination of present locations of low and moderate income families and housing units.
- (8) Relationship of planning units and areas to corporate boundaries.

b. Identification of more than 2,000 specific building sites appropriate for the construction of 2,000 low and moderate income housing units will require the following work tasks to be initiated as soon as areas become available from the work effort pursued under item a above.

- (1) Evaluation of land use patterns adjacent to and in the proximity of potential sites.
- (2) Evaluation of existing zoning controls over potential sites.
- (3) Evaluation of community subdivision development requirements pertaining to potential sites.
- (4) Evaluation of land costs and land improvement costs in the areas containing potential sites.
- (5) Evaluation of neighborhood characteristics such as type, tenure, condition, and value of existing housing units, available open space, recreational and educational facilities, and safety considerations within the proximity of potential sites.
- (6) Evaluation of available transportation facilities with respect to the potential sites.
- (7) Evaluation of community services and facilities such as high schools, libraries, and police and fire protection within the proximity of potential sites.
- (8) Interview land developers and residential builders in each area to assist in identification of all potential sites.

c. Identification of obstacles to the construction of low and moderate income units on the building sites identified above will include the following work tasks to be initiated as soon as specific sites are identified and completed as noted below:

- (1) Evaluation of land, land development, construction, and financing costs as constraints upon or obstacles to the placement of such housing units.
- (2) Evaluation of community zoning as constraints upon or obstacles to the placement of such housing units.
- (3) Evaluation of community building codes as constraints.
- (4) Evaluation of community resistance to low and moderate income housing units.

d. Determination of methods for removing inappropriate obstacles to low and moderate income housing will require the following work tasks to be initiated as soon as information becomes available for individual items listed in item c above:

- (1) Determination of methods to overcome or remove any identifiable obstacles related to land, land development, construction, and/or financing costs.
- (2) Determination of methods to overcome or remove any identifiable obstacles related to zoning controls.
- (3) Determination of methods to overcome or remove any identifiable obstacles related to building codes.
- (4) Determination of methods to overcome or remove any identifiable obstacles related to community resistance to low or moderate income housing.

e. Initiation of communications with producers and financiers of housing in order to promote the construction of housing on the sites identified above will include the following work tasks to be initiated immediately and continued for the duration of the short-term, action-oriented program.

- (1) Recruitment and/or "freeing up" of a staff person to perform the outreach function.
- (2) Training of the staff person to perform adequately in this area.
- (3) Actual performance of the outreach function on a sustained basis.

No Sub-
contracts.

B. None of the services specified by this Agreement shall be subcontracted by the Grantee without the prior written approval of the Department representative.

Identifica-
tion of
documents.

C. All reports, maps and other documents prepared or completed under this Agreement, other than documents prepared or completed exclusively for internal use, shall carry the following notation on the same page (or, in the case of maps, in the same block) containing the name of the Grantee:

The preparation of this (report, map, document, etc.) was in part financially aided through a State grant from the Department of Local Affairs and Development, as administered by the Bureau of Local and Regional Planning, under the State Regional Planning Aid Program authorized by Section 22.14 of the Wisconsin Statutes.

Quantity of documents to Department. D. The Grantee shall deliver to the Department representative 15 copies of all final reports and publications specified by this Agreement, unless the representative agrees to accept a smaller number.

Grantee to submit progress and completion reports. E. The Grantee shall prepare and forward to the Department representative quarterly written financial and progress reports describing, in some detail, the accomplishment of the services specified by this Agreement. Such reports may be accompanied by maps, diagrams and sketches which are customary to similar undertakings. Summary quarterly progress reports shall be due the Department on September 30, 1971 and on December 30, 1971. Payment of the second one-half of the grant will be contingent upon receipt and acceptance by the Department representative of the contents of such detailed progress reports. The Grantee shall submit a project completion report upon conclusion of the project.

Department to be held free from litigation. F. In carrying out the provisions of this Agreement or in exercising any power or authority granted to the Grantee thereby, there shall be no liability, personal or otherwise, upon the Department, it being understood that in such matters the Department acts for the state. Furthermore, the Grantee shall indemnify and save harmless the state and all of its officers, agents and employees from all suits, actions or claims of any character brought for or on account of any injuries or damages received by any person or property resulting from operations of the Grantee or any persons working under him, in carrying out the terms of this Agreement.

Agreement to be amended. G. The scope of the services to be performed under this Agreement may be amended or supplemented by unanimous written agreement by the two parties to the Agreement. It is hereby agreed that no change in the services specified by this Agreement shall be made that will change the total amount payable under this Agreement, unless such change, including any increase or decrease in the amount of the Grantee's compensation, is unanimously agreed upon by the Department representative and the Grantee and is incorporated in a written amendment to this Agreement.

Termination for cause. H. If, through any cause, the Grantee shall fail to fulfill in timely and professionally competent manner his obligations under this Agreement, or if the Grantee shall violate any of the covenants, agreements, or stipulations of this Agreement, the Department shall thereupon have the right to notify the Grantee of the violation and shall specify therein a reasonable period of time in which the Grantee is to correct such violation, which period of time shall be not less than five (5) days from the date of mailing such notice. If the Grantee does not correct the violation to the satisfaction of the Department within the time specified, the Department may then terminate this Agreement by giving written notice to the Grantee of such termination and specifying the effective date thereof at least five (5) days before the effective date of such termination.

ARTICLE II. COMPENSATION TO GRANTEE

Maximum amount payable under this Agreement. A. For the services to be performed as specified by this Agreement, the maximum amount payable by the Department to the Grantee shall be the sum of \$12,000 which shall be paid in accordance with the schedule of payments shown below.

Schedule of Payments. B. Schedule of Payments.

<u>Date of Payment</u>	<u>Amount</u>
Upon signing of Agreement	\$ 6,000
Upon submission and acceptance by the Department representative of second quarterly Progress Report	<u>6,000</u>
Total	\$12,000

Invoice-Vouchers must be filed for payment.

C. A payment shall be made by the Department to the Grantee only upon receipt by the Department representative of a standard Invoice-Voucher, Form DLAD 16, submitted by the Grantee. Such invoice shall be paid only after approval by the Department's supervisory planner and the Director of Local and Regional Planning of the Department. The percentage of payments to the Grantee shall be contingent upon the percentage of work completed.

ARTICLE III. GRANTEE'S SERVICES AND RESPONSIBILITIES

Grantee's responsibilities

A. The Grantee agrees to perform total services in the amount of \$32,000, culminating in reports and publications, as specified in Article I above. Such services shall be financed from two complementary sources: a \$20,000 Federal grant from Department of Housing and Urban Development and a \$12,000 State grant from Department of Local Affairs and Development. The Grantee shall submit certification of work performed to the Department on Form DLAD 31, as the work progresses, showing expenditures in the amount of \$12,000.

ARTICLE IV. SUPERVISION AND RESPONSIBILITIES OF THE DEPARTMENT

General supervision of Department and designation of Department representative.

A. The services performed by the Grantee under this Agreement shall be under the general supervision of the Director of Local and Regional Planning who is hereby designated as its representative.


Settlement of disputes.


B. In the event of any disagreement between the Grantee and the representative of the Department relating to the technical competence of the work being performed and its conformity to the requirements of this Agreement, the decisions of the Secretary of the Department shall prevail.

Supervisory Planner and Other Department Personnel.


C. A supervisory planner may be appointed by the Director of Local and Regional Planning to assist and work closely with the Grantee's planning staff, attend meetings as feasible and make occasional visits to the regional planning office as required to determine that work as described in the Agreement is being properly and effectively performed. In addition, the Secretary of the Department may, from time to time, assign other Department personnel to review and monitor work in progress.

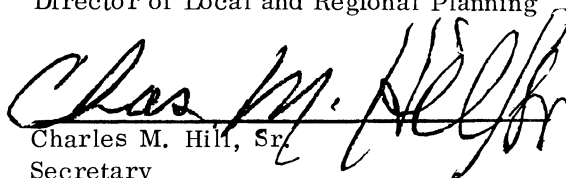
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date shown below.


Witness


Witness

State of Wisconsin Acting by
and Through the Department of
Local Affairs and Development


Al J. Karetzki
Director of Local and Regional Planning


Charles M. Hill, Sr.
Secretary

Kurt W. Bauer
Witness

by: George C. Berteau
George C. Berteau, Chairman
Southeastern Wisconsin Regional
Planning Commission

Dated: June 25th, 1971

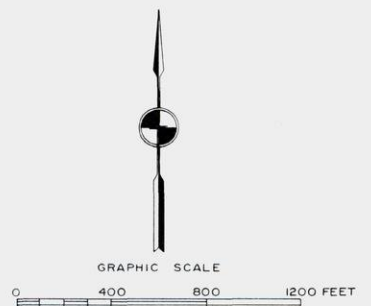
Appendix C

AERIAL PHOTOGRAPH AT AN ORIGINAL SCALE OF 1" = 400' SHOWING DELINEATION OF POTENTIAL HOUSING SITE AREAS



LEGEND

- CIVIL DIVISION BOUNDARY
- 1234 SITE NUMBER AND BOUNDARY
- 3211 SITE FOR WHICH FACT SHEET IS PRESENTED IN APPENDIX D
- T EXISTING SEWER SERVICE AREA—1971
- PRIMARY ENVIRONMENTAL CORRIDOR, PARK AND PARKWAY
- SOILS WITH SEVERE OR VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC SANITARY SEWERS





Appendix D

LAND AVAILABILITY AND DEVELOPMENT FACT
SHEET HOUSING SITE NUMBER 3211SITE IDENTIFICATION----- Date Comp JANUARY 1972

No.	Civ Div & 1/4 Sec Cd	Map Key	Community	Address	Remarks
3211	415 0522-B-4	671	SOUTH MILWAUKEE	6800 LINCOLN AVE	EAST OF LINCOLN AVE.; TWO BLOCKS NORTH OF RANSOM

GROUP ONE SITE DATA----- Date Comp AUGUST 1971

Size	Ownership			Present Use	Value of Site				Remarks
	Priv	Pub	Quasi		Asses (000)	Ass/Ac (000)	Mark (000)	Mar/Ac (000)	
15AC	X			ILLUSTRATED					
					n/a	n/a	n/a	n/a	

GROUP TWO SITE DATA----- Date Comp AUGUST 1971

Pres Zone		Adj Zone		Utilities		Sch Dist	Dis to Schl	Remarks
Classif	L&M	Classif	L&M	SEW	WAT			
R-A	YES	R-A	YES	YES	YES	SOUTH (MILWAUKEE)		R-A SINGLE FAMILY: 850 FT ² MIN
R-B	YES	R-B	YES			MILWAUKEE		HOUSE SIZE 1,200 FT ² MIN LOT SIZE
								R-B MULTI-FAMILY

AREA CHARACTERISTICS----- Date Comp NOVEMBER 1971

Neigh Condition	Adj Resid Prop Status				Remarks
	Type	Age	Condition	Est Valu	
GOOD	SF	2-10	GOOD	28-32,000	SOME MULTI FAMILY UNITS SOUTH OF MAPLE AVE AND WEST OF WILLOW ST.
	MF	2-3	GOOD	50,000+	

SITE DEVELOPMENT POTENTIAL----- Date Comp JANUARY 1972

Primary Disadvantages			Primary Advantages	Resi Devel Potential				Remarks
Physical	Financial	Other		Sin	Multi	Pub	Other	
	X		SEE GENERAL REMARKS	X	X			PROBABLE HIGH LAND COSTS

GENERAL REMARKS	SITE STATUS UPDATE
ALL EXTENSION OF THE EXISTING STREET PATTERN IN THE VICINITY OF THIS SITE SHOULD AC- COMMODATE RESIDENTIAL DEVELOPMENT.	

ANY COMMENTS OR QUESTIONS REGARDING DATA CONTAINED ON THIS FACT SHEET SHOULD
BE DIRECTED TO SITE SPECIALIST, SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMIS-
SION—OLD COURTHOUSE—WAUKESHA, WISCONSIN—(Tel. 547-6721)

DATA COLL. EMPL NOS (JOE) (DOE) (JEE) ()

FORM HS-

7/71

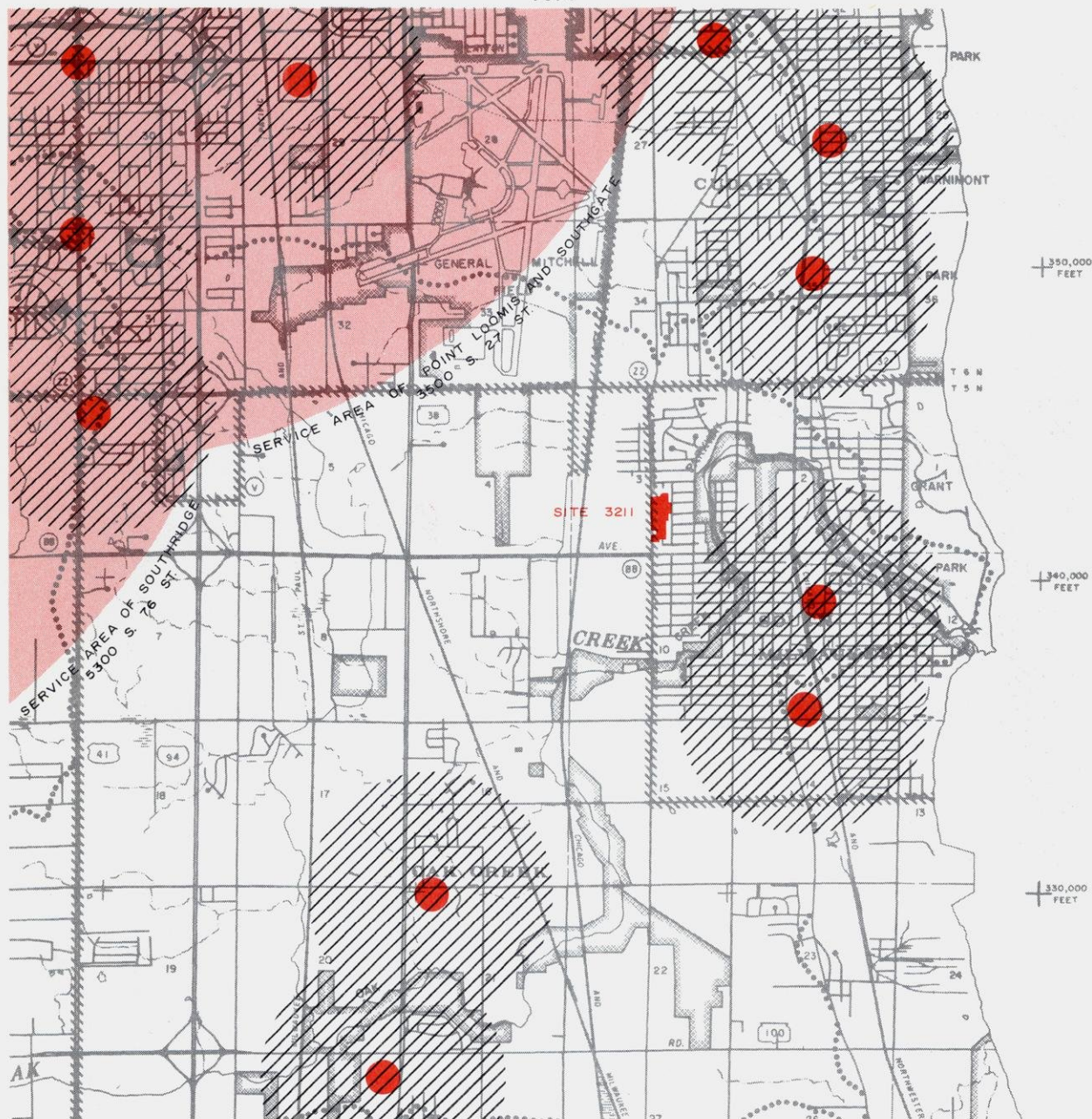


Appendix E





RELATIONSHIP OF HOUSING SITE NUMBER 3211 TO RETAIL AND SERVICE, INDUSTRIAL, AND PUBLIC ELEMENTARY SCHOOL SERVICE AREAS

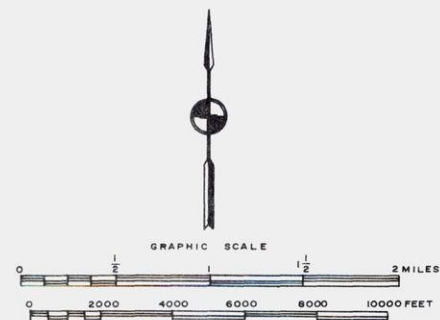
Map E-1

RELATIONSHIP OF HOUSING SITE NUMBER 3211 TO EXISTING REGIONAL AND LOCAL RETAIL AND SERVICE CENTERS 1970



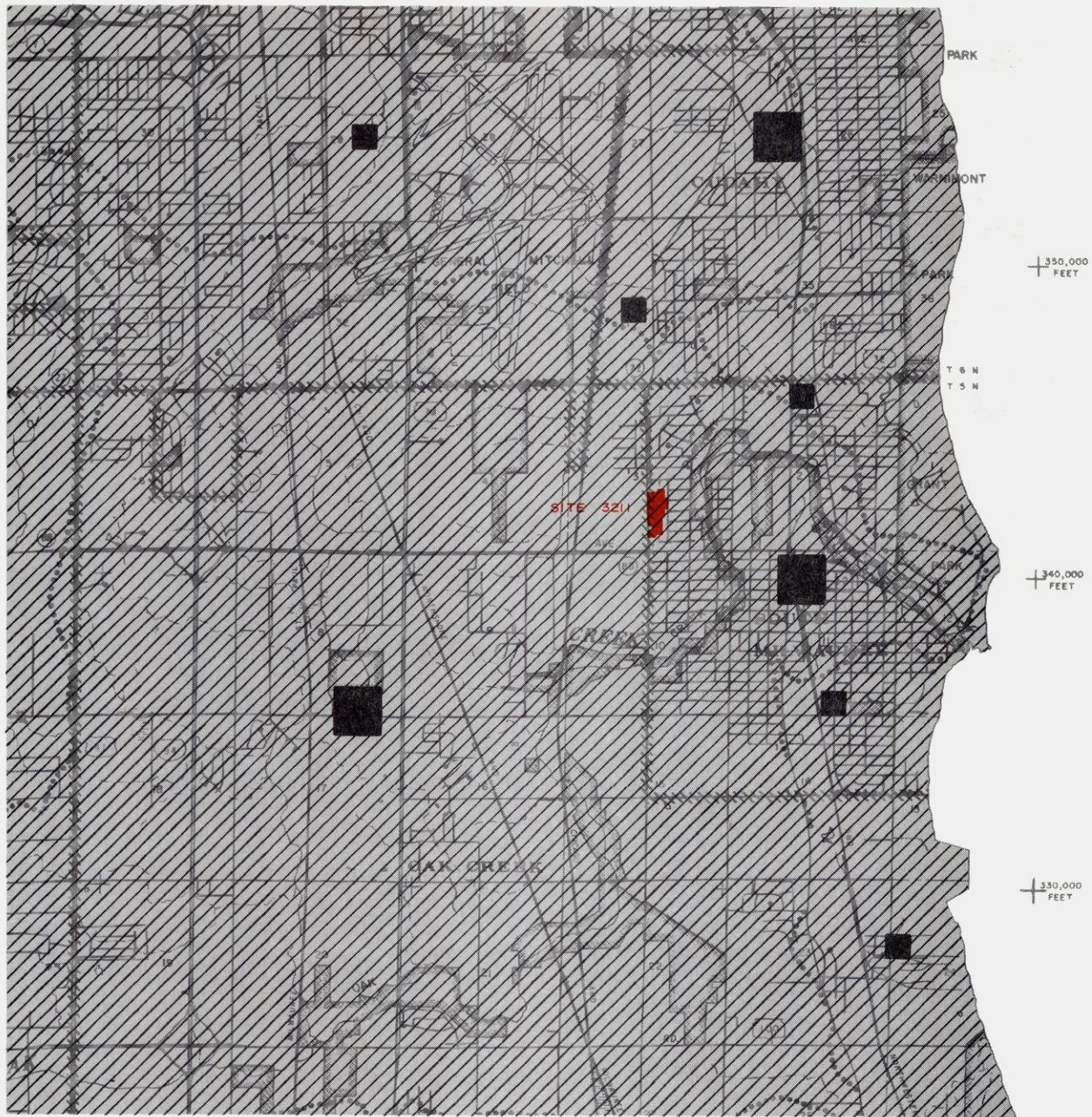
LEGEND

 REGIONAL RETAIL AND SERVICE CENTER	 SERVICE AREA RADIUS 5 MILES
 LOCAL RETAIL AND SERVICE CENTER	 3/4 MILE



Source: SEWRPC.

RELATIONSHIP OF HOUSING SITE NUMBER 3211 TO EXISTING
REGIONAL AND LOCAL COMMUNITY INDUSTRIAL CENTERS
1970



LEGEND

TYPE



REGIONAL INDUSTRIAL CENTER



LOCAL INDUSTRIAL CENTER

SERVICE AREA RADIUS



10 MILES



5 MILES

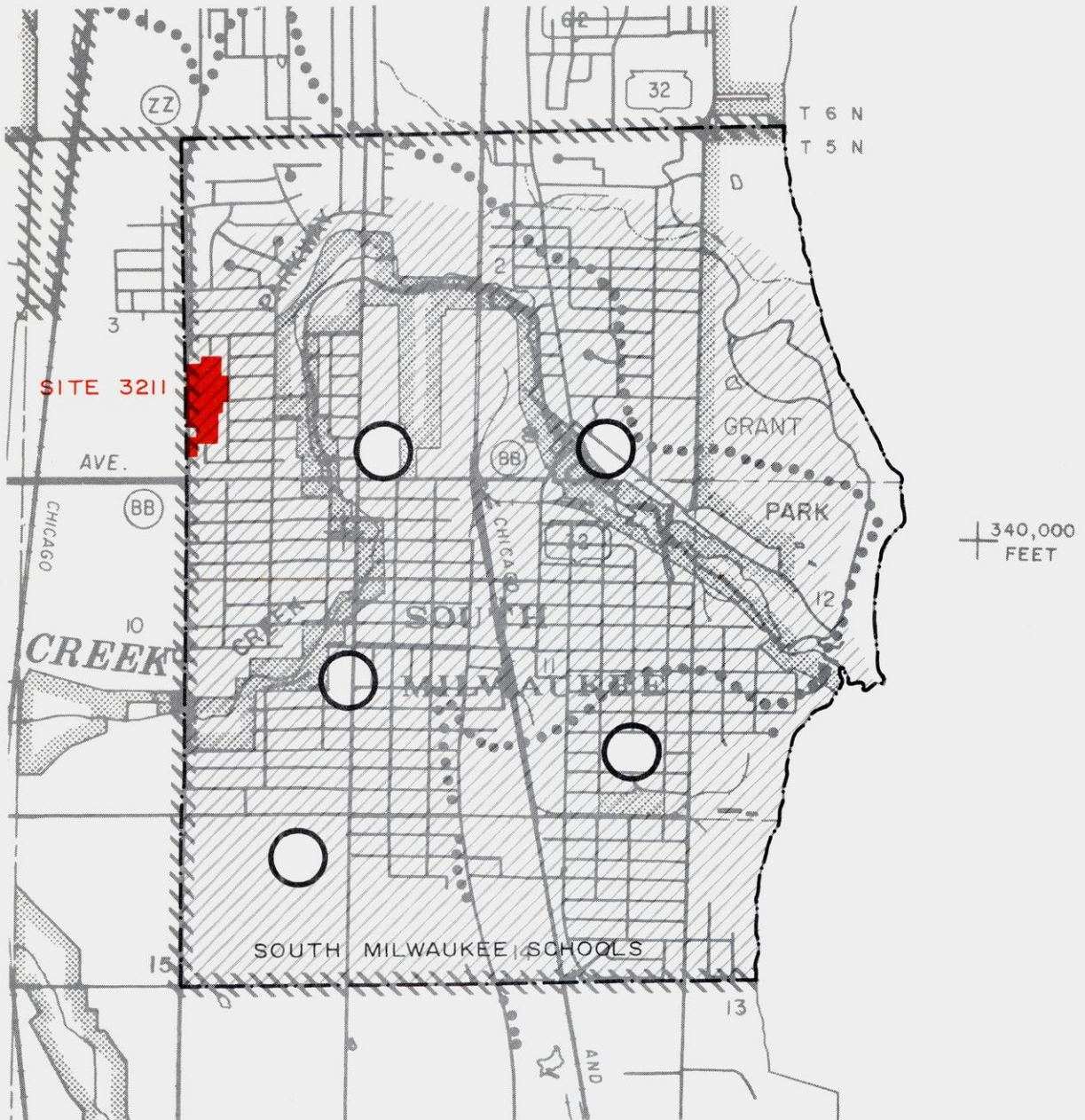


GRAPHIC SCALE



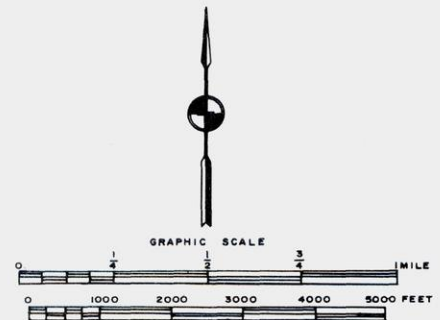
Source: SEWRPC.

RELATIONSHIP OF HOUSING SITE NUMBER 3211 TO
EXISTING PUBLIC ELEMENTARY SCHOOLS
1970



LEGEND

- SCHOOL DISTRICT BOUNDARY
(COINCIDENT WITH CITY OF
SOUTH MILWAUKEE LIMITS)
- PUBLIC ELEMENTARY SCHOOL
(GRADES K-8)
- ▨ SERVICE AREA RADIUS
(3/4 MILE)



Source: SEWRPC.



Appendix F

EXAMPLE OF TABLE SHOWING RECOMMENDED SITES FOR CONSTRUCTION OF LOW- AND MODERATE-INCOME HOUSING UNITS AS ALLOCATED BY PLANNING AREA IN THE SHORT-RANGE ACTION HOUSING PROGRAM FOR SOUTHEASTERN WISCONSIN^a

LOW- AND MODERATE-INCOME HOUSING ALLOCATION					POTENTIAL DEVELOPMENT SITE						APPARENT OBSTACLES TO DEVELOPMENT	RECOMMENDATIONS FOR OVERCOMING OBSTACLES	REMARKS
PLANNING AREA	TOTAL NUMBER	SINGLE- FAMILY	MULTI- FAMILY	OTHER	SITE NO. ^b	SITE SIZE AC	SINGLE- FAMILY	MULTI- FAMILY	OTHER	GENERAL LOCATION			
8	70				3211	15	45	--	--	SOUTH MILWAUKEE	LAND COSTS	LAND OR DEVELOPMENT COST WRITE-DOWN	SUITABLE FOR SOME MULTI-FAMILY STRUCTURES
					3213	40	120	--	--	SOUTH MILWAUKEE	LAND COSTS; NUMBER OF LOW- AND MODERATE- INCOME HOUSING UNITS IN AREA	LAND OR DEVELOPMENT COST WRITE-DOWN; PHASEC DEVELOPMENT; MIXED VALUE RESIDENTIAL DEVELOPMENT	SUITABLE FOR PLANNED RESIDENTIAL DEVELOPMENT
					3215	9	27	--	--	SOUTH MILWAUKEE	LAND COSTS	LAND OR DEVELOPMENT COST WRITE-DOWN	--
					3002	5	15	--	--	ST. FRANCIS	LAND COSTS	LAND OR DEVELOPMENT COST WRITE-DOWN	EXTENSION OF EXISTING STREET PATTERN WOULD OPEN THIS SITE UP FOR SINGLE-FAMILY DEVELOPMENT
					3004	8	--	--	TWO- FAMILY 30	ST. FRANCIS	ZONING	ZONING DISTRICT CHANGE	--
					3125	6	18	--	--	CUDAHY	LAND COSTS	LAND OR DEVELOPMENT COST WRITE-DOWN	ELECTRIC COMPANY R.O.W. NORTH PART OF SITE
					3108	65	161	32	TWO- FAMILY 20	CUDAHY	LAND COSTS	LAND OR DEVELOPMENT COST WRITE-DOWN	SUITABLE FOR PLANNED RESIDENTIAL DEVELOPMENT
					3126	8	18	16	--	CUDAHY	LAND COSTS	LAND OR DEVELOPMENT COST WRITE-DOWN	--
TOTAL	70				--	156	404	48	50	--	--	--	--

^aBEFORE PUBLIC RELEASE OF SPECIFIC SITE INFORMATION, THE SEWRPC STAFF WILL MEET WITH LOCAL COMMUNITY REPRESENTATIVES OF PLANNING AREAS TO DISCUSS RECOMMENDED SITES. SEVERAL MEETINGS BETWEEN LOCAL COMMUNITY REPRESENTATIVES AND THE SEWRPC STAFF HAVE ALREADY TAKEN PLACE.

^bSITE NUMBERS REFER TO THE NUMBERS SHOWN ON 1" = 4000' SCALE COUNTY MAPS AND 1" = 400' SCALE 1970 AERIAL PHOTOPRINTS IN SEWRPC OFFICE FILES.

SOURCE- SEWRPC.



Appendix G

GOVERNMENT SPONSORED SUBSIDIZED HOUSING PROGRAMS
FOR LOW- AND MODERATE-INCOME FAMILIES—MAY 1972

Program Name or Section Number	Description	Administering Agency
FEDERAL PROGRAMS— NONPUBLIC HOUSING		
Section 221(h) Rehab.	Mortgage insurance for purchase and rehabilitation of housing for resale to low-income families at a below-market interest rate.	HUD - FHA ^a
Section 221(i) Homes	Mortgage insurance to help low- and moderate-income families to purchase homes under a condominium plan at a below-market interest rate.	HUD - FHA
Section 235(i) New and Existing	Assistance payments to reduce costs on home ownership of new and existing homes for lower-income families.	HUD - FHA
Section 235(j) Project Mortgage	Acquisition and rehabilitation of homes by nonprofit organizations and public bodies at below-market interest rate for resale to lower-income families.	HUD - FHA
Section 235(j) Rehab.	Assistance payments to reduce costs on home ownership of rehabilitated homes for lower-income families.	HUD - FHA
Section 106	Nonprofit housing sponsors receive interest-free loans for low- and moderate-income housing projects.	HUD - FHA
Section 202 Elderly	Direct 3 percent loans to nonprofit and limited-profit sponsors of rental housing for the elderly and handicapped.	HUD - HAA ^b
Section 221(j) Multi-Family	Mortgage insurance to convert below-market rate rental housing to cooperative housing.	HUD - FHA
Section 236 Rental Housing	Interest reduction payments for nonprofit, limited profit, and cooperative sponsors for rental and cooperative housing for lower-income families.	HUD - FHA
Rent Supplement Program	Direct subsidy program in which a family pays 25 percent of its income toward rent and the government supplements an amount to cover the difference between the amount the family pays and the market rate at the time of mortgage.	HUD - FHA
Section 502 Rural Housing Loan	Low- to moderate-income housing loans to rural families for construction, repair, or purchase of a home. This program may be used as a mortgage guaranty program or a subsidy program.	FmHA ^c
Section 502 Self-Help	Mortgage loans at a reduced rate of interest to families to use self-help plan to build their homes.	FmHA
Section 523 Technical Assistance	Project grants to public and nonprofit organizations to promote a program of technical assistance for self-help housing in rural areas.	FmHA
Section 504 Housing Repair Loan	Direct loans at 1 percent interest rate to very low income rural families to make essential minor repairs to homes.	FmHA
Sections 515 and 521 Rural Rental Housing	Direct and guaranteed loans to profit-motivated or nonprofit sponsors at reduced interest rates to provide rental housing to senior citizens and low-income families in rural areas.	FmHA
FEDERAL PROGRAMS— PUBLIC HOUSING^e		
Public Housing—Acquisition	Project grants to local housing authorities to acquire low-rent public housing units with or without rehabilitation.	HUD - HAA

Appendix G—(continued)

Program Name or Section Number	Description	Administering Agency
Public Housing—Turnkey	Project grants to local housing authorities to acquire housing initially financed and built by private sponsors for use by low-income families.	HUD - HAA
Public Housing—Conventional	Project grants to local housing authorities for acquisition or construction of low-rent public housing units.	HUD - HAA
Public Housing—Home Ownership	Assistance to local public agencies in providing housing purchase opportunities of rental housing units for low-income families.	HUD - HAA
Section 23 Leased Housing	Annual Contributions by HUD to local public agencies to lease existing or new homes to provide rental housing for low-income families.	HUD - HAA
STATE PROGRAM		
Wisconsin Housing Finance Authority	Issuance of 40-year tax free revenue bonds to be used to make long-term mortgages to developers of moderate-income housing units.	HFA ^d

^aU. S. Department of Housing and Urban Development, Federal Housing Administration.

^bU. S. Department of Housing and Urban Development, Housing Assistance Administration.

^cU. S. Department of Agriculture, Farmers Home Administration.

^dWisconsin Housing Finance Authority.

^eIt should be noted that while the funding for public housing programs is supplied by the federal government, a local housing authority must be established to administer these funds.

SOURCE: SEWRPC.



