



March Towards Fair Housing

June 18, 2024



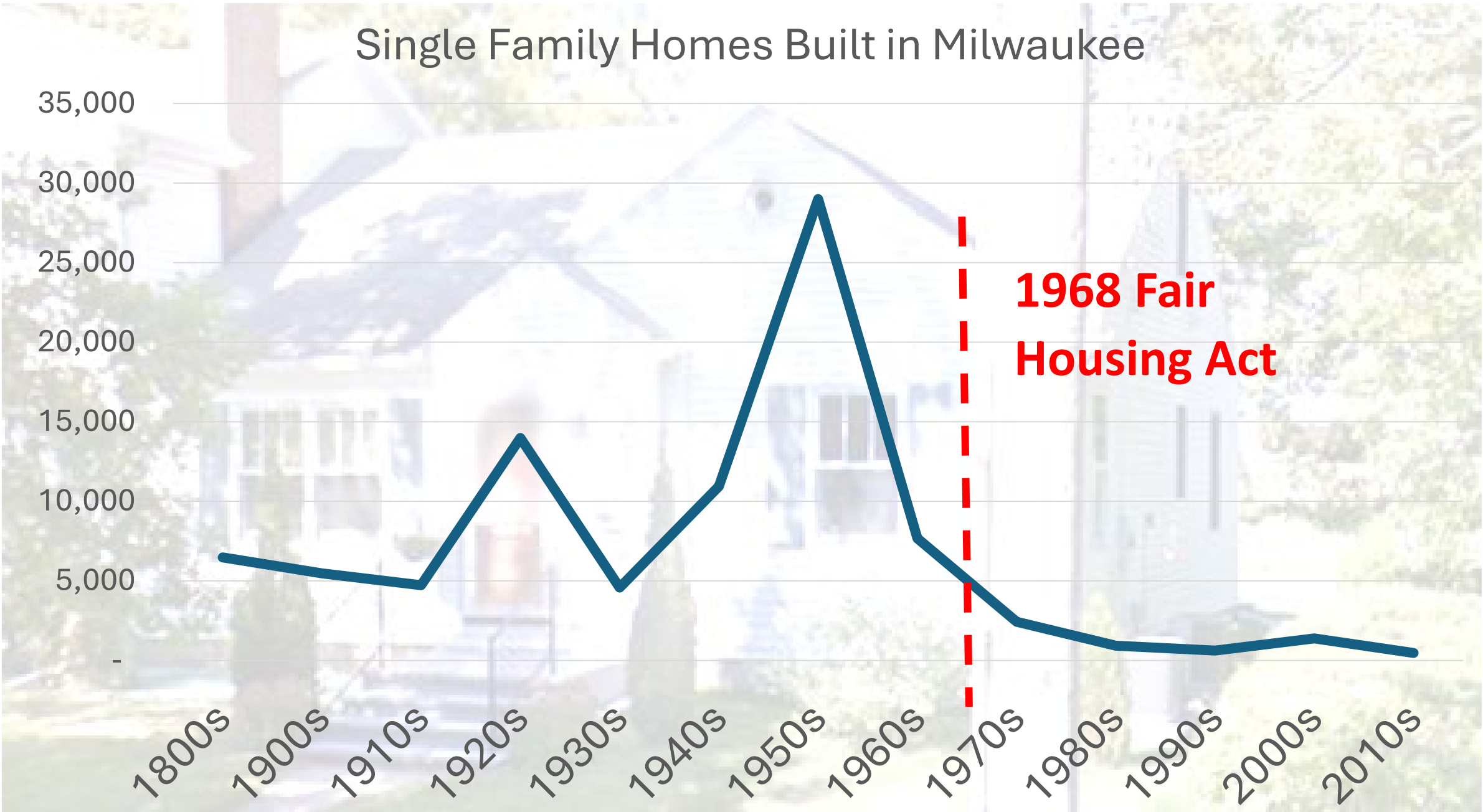


Single Family Homes Built in Milwaukee

35,000
30,000
25,000
20,000
15,000
10,000
5,000
-

**1968 Fair
Housing Act**

1800s 1900s 1910s 1920s 1930s 1940s 1950s 1960s 1970s 1980s 1990s 2000s 2010s



THREE STEPS IN THE MARCH TO FAIR HOUSING



1

ELIMINATE
EXCLUSIONARY
ZONING

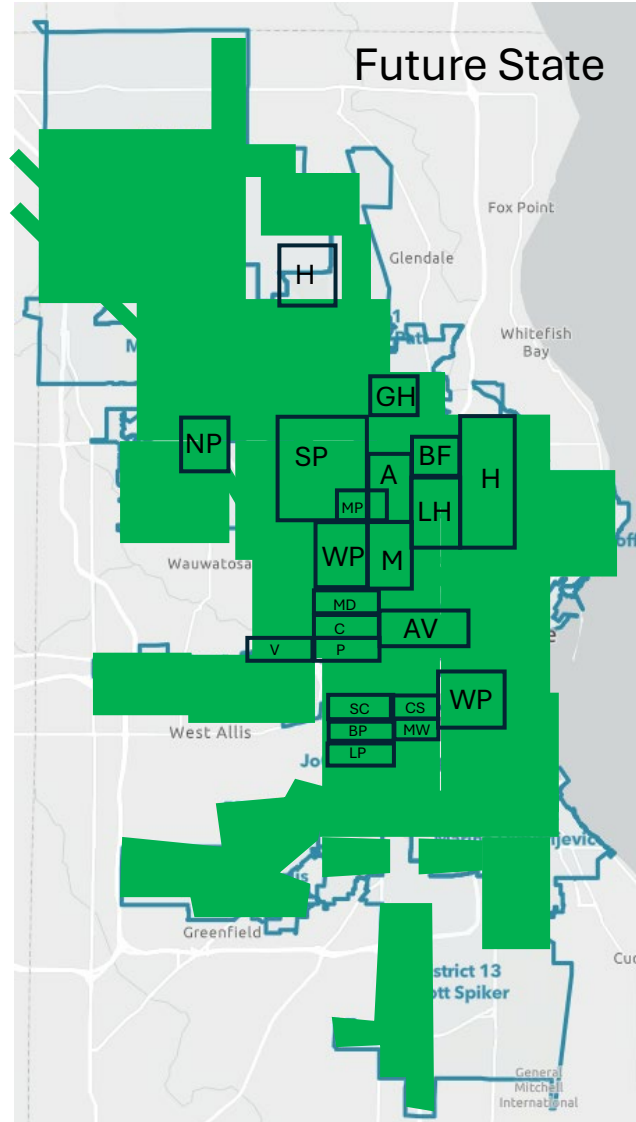
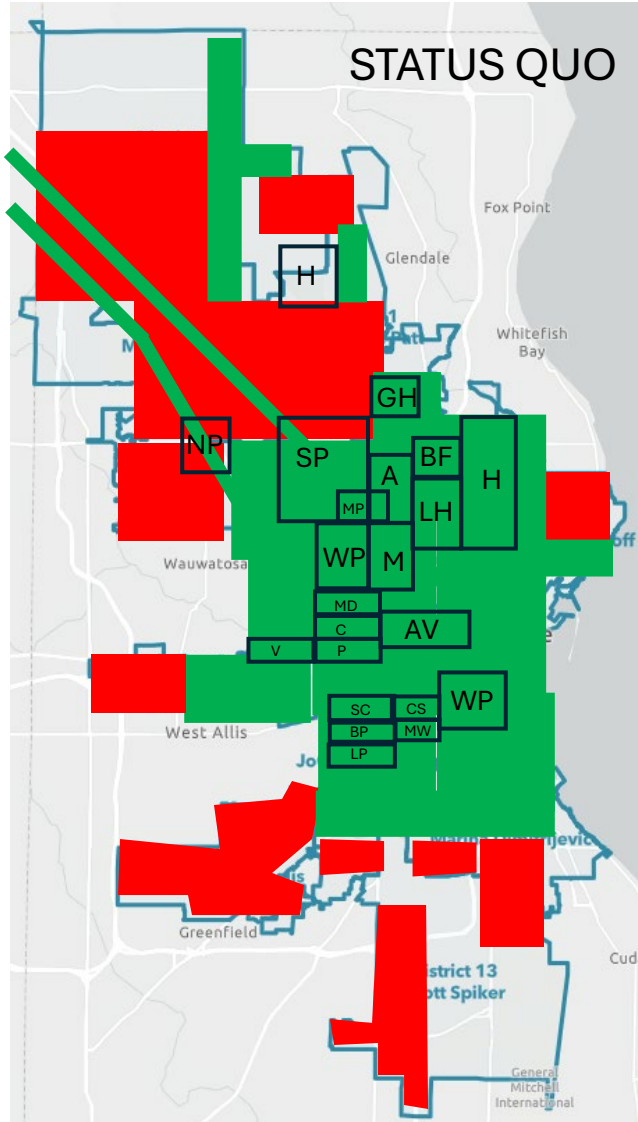
3

MONEY AND
LAND FOR
AVAILABLE
HOUSING

ELIMINATE
RACIALLY
RESTRICTIVE
COVENANTS

2

RESIDENTIAL AREAS IN CITY WHERE A DUPLEX CANNOT BE BUILT



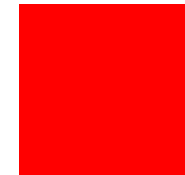
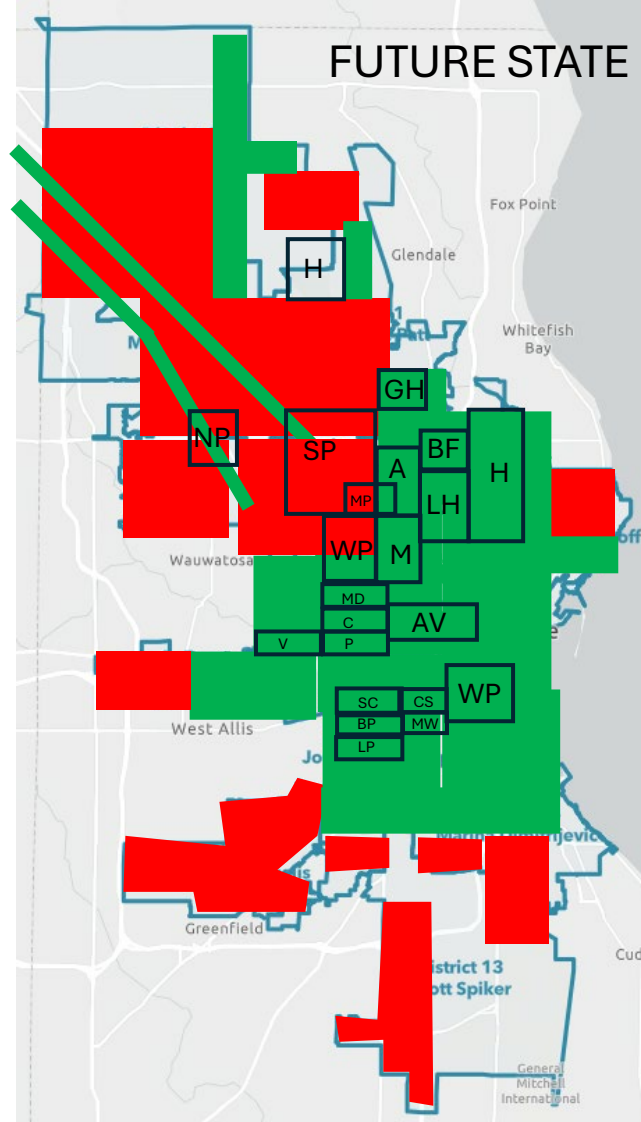
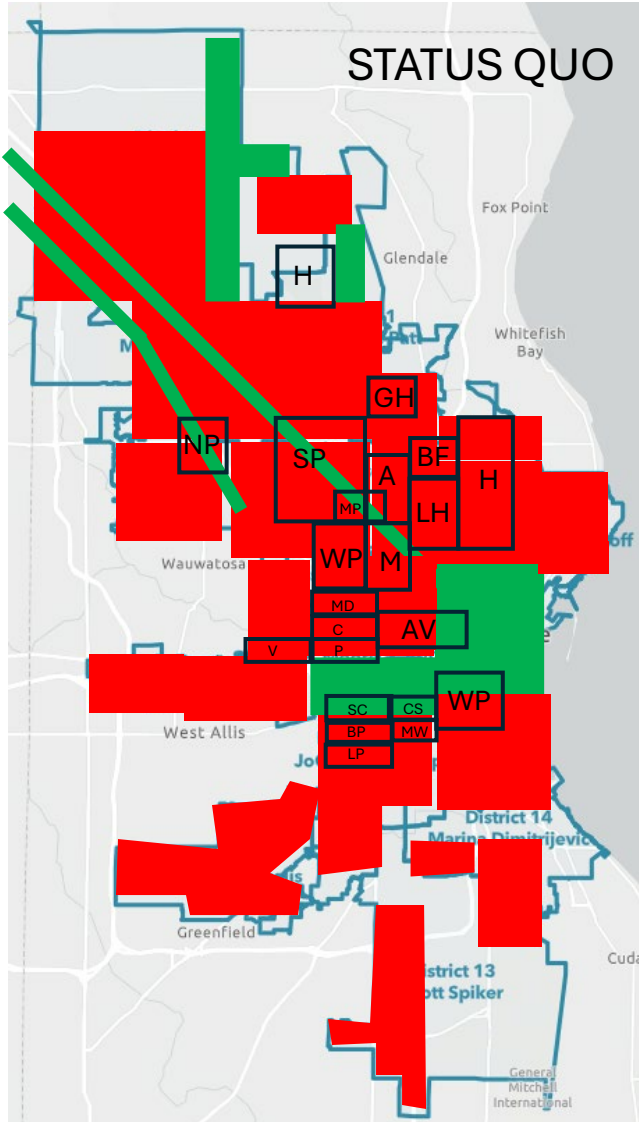
Duplexes not allowed (RS)



Duplexes allowed

Rough Approximation. Actual boundaries included in map on page 22 of DRAFT Growing MKE plan (e.g. existing RS Zoning).

RESIDENTIAL WHERE 8 – FAMILY CANNOT BE BUILT



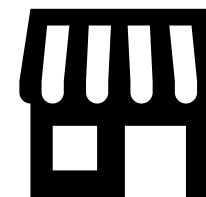
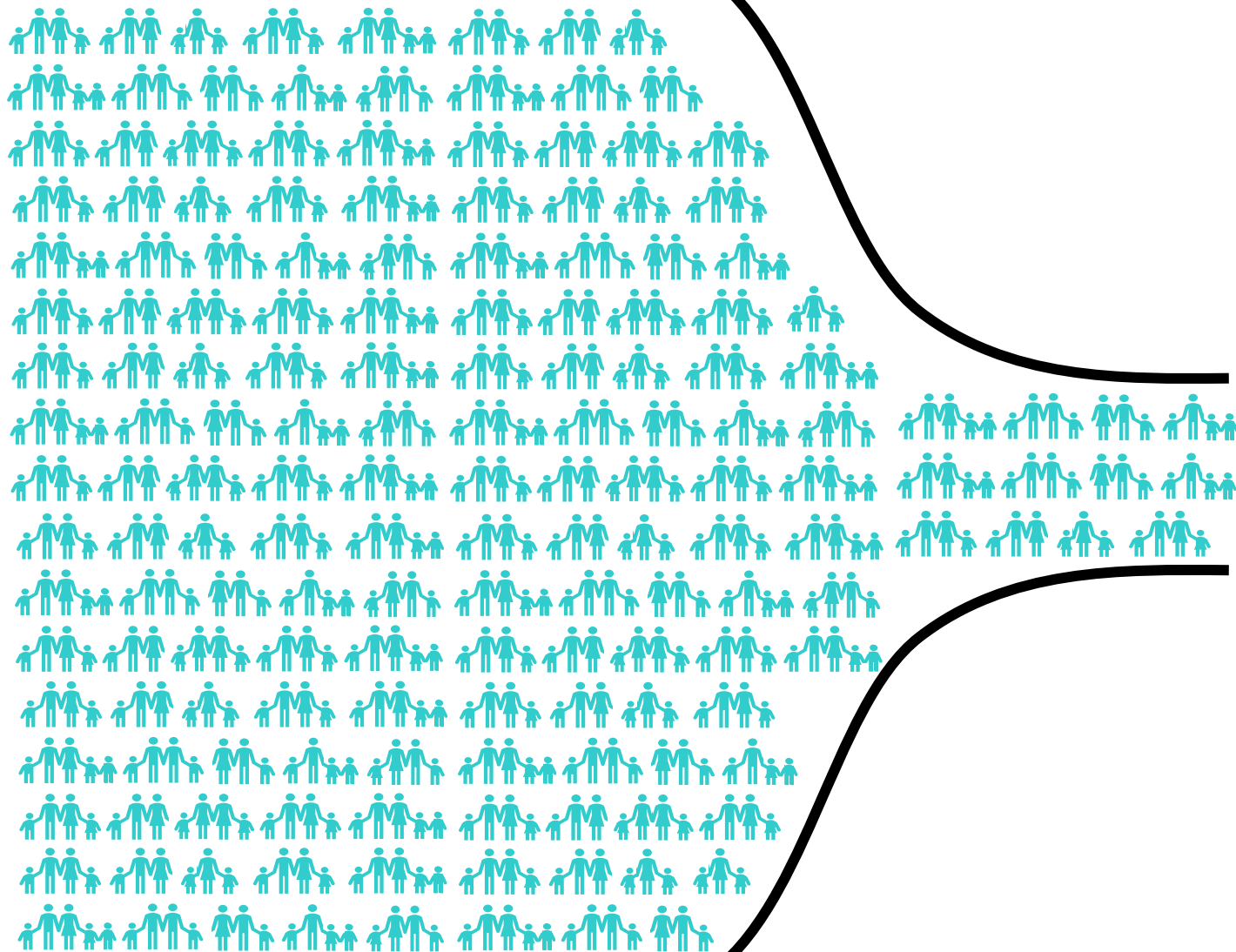
8-Family Not allowed
(e.g. RS, RT1, RT2, RT3)



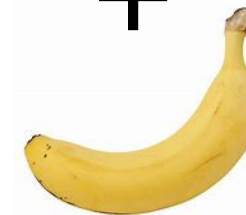
8-Family allowed

Rough Approximation. Actual boundaries included in map on page 22 of DRAFT Growing MKE plan

WHO IS LIMITED INVENTORY GOOD FOR?



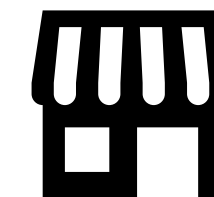
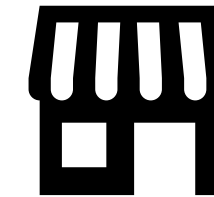
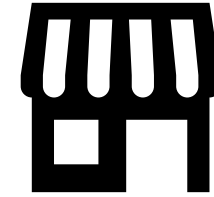
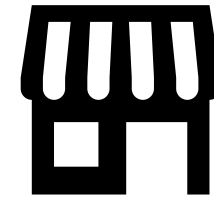
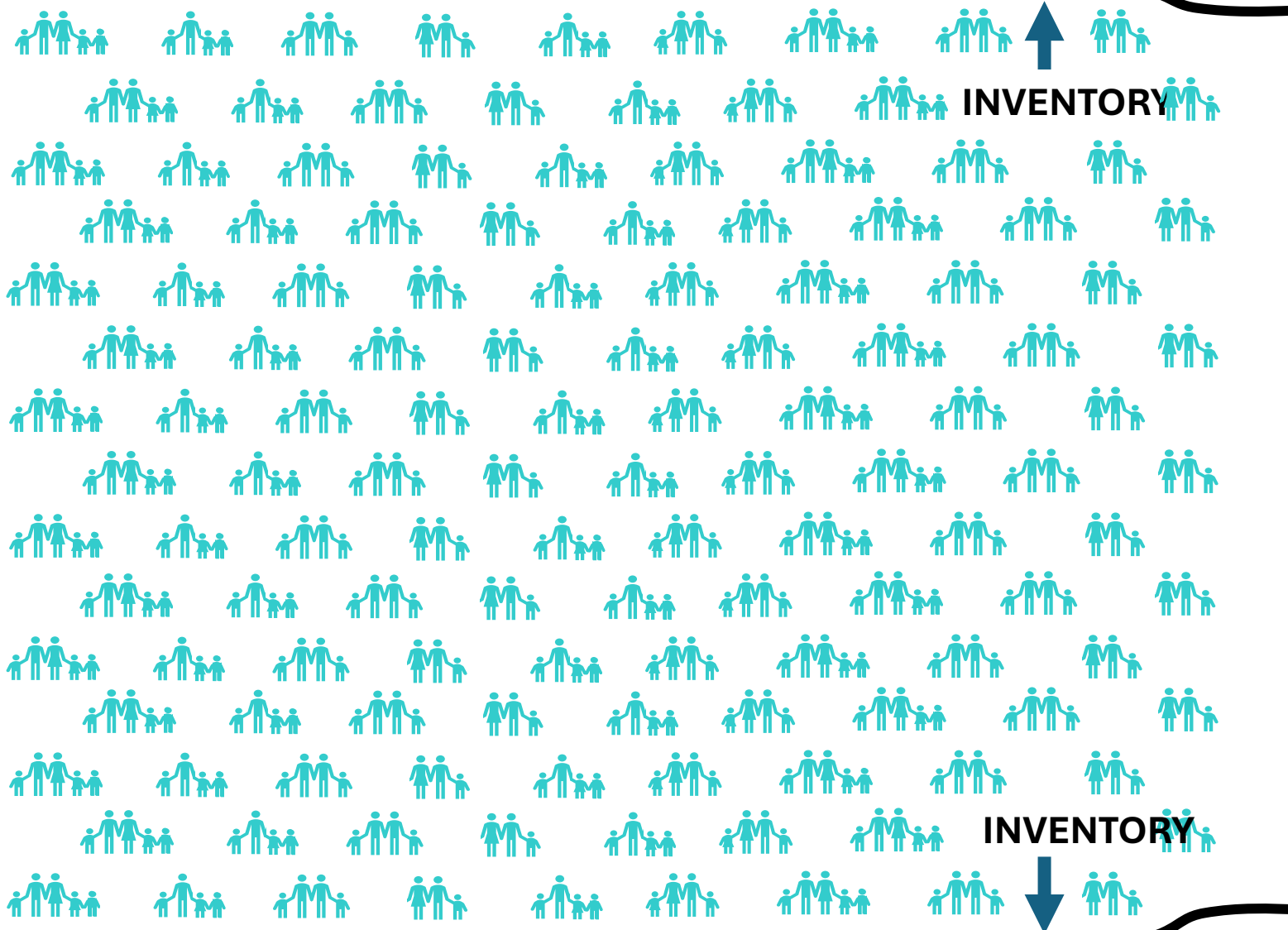
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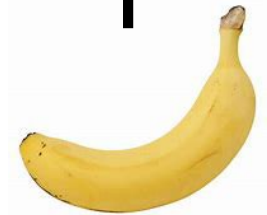
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\$ 9.33

WHO IS LIMITED INVENTORY GOOD FOR?



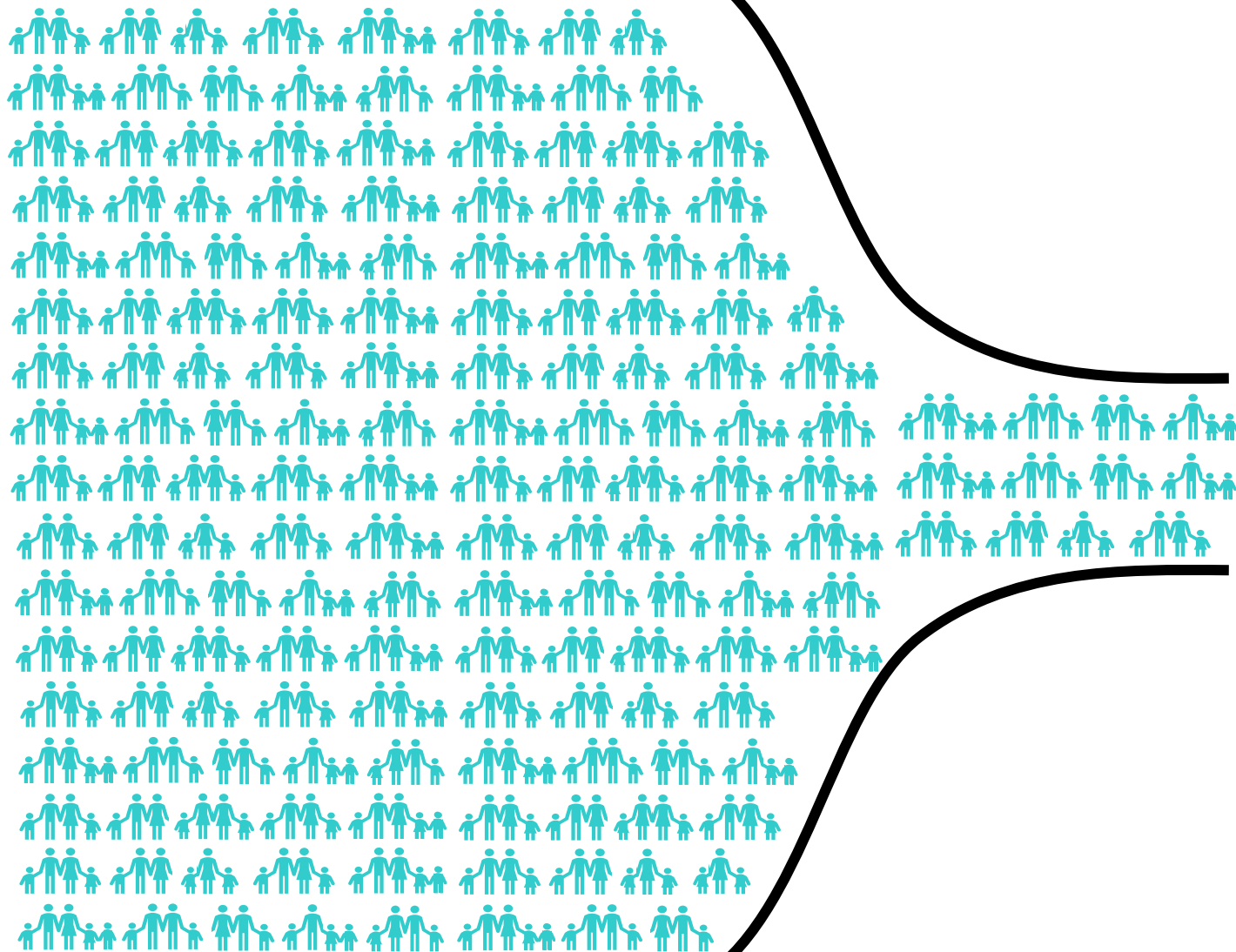
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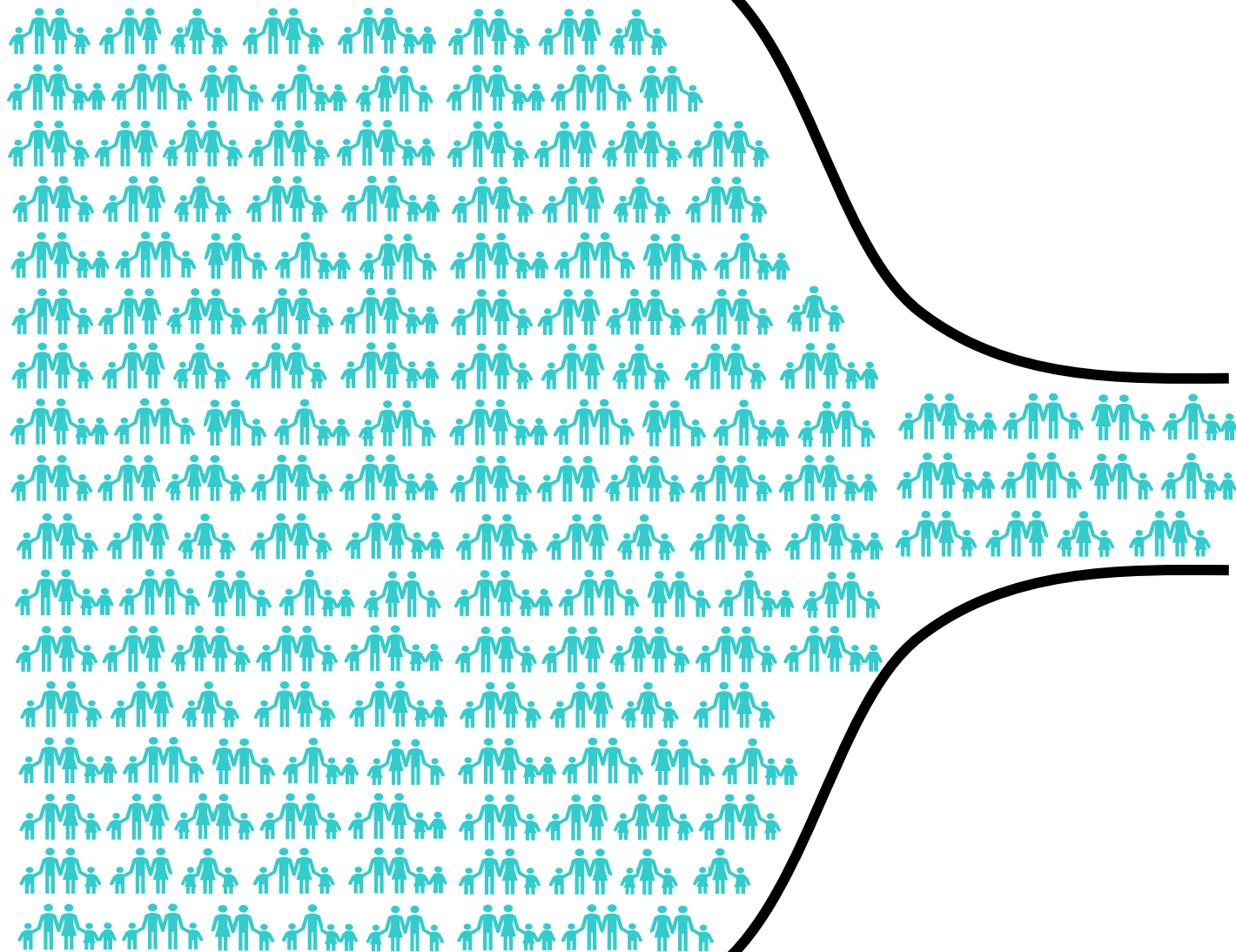
\$ 3.84

WHO IS LIMITED INVENTORY GOOD FOR?



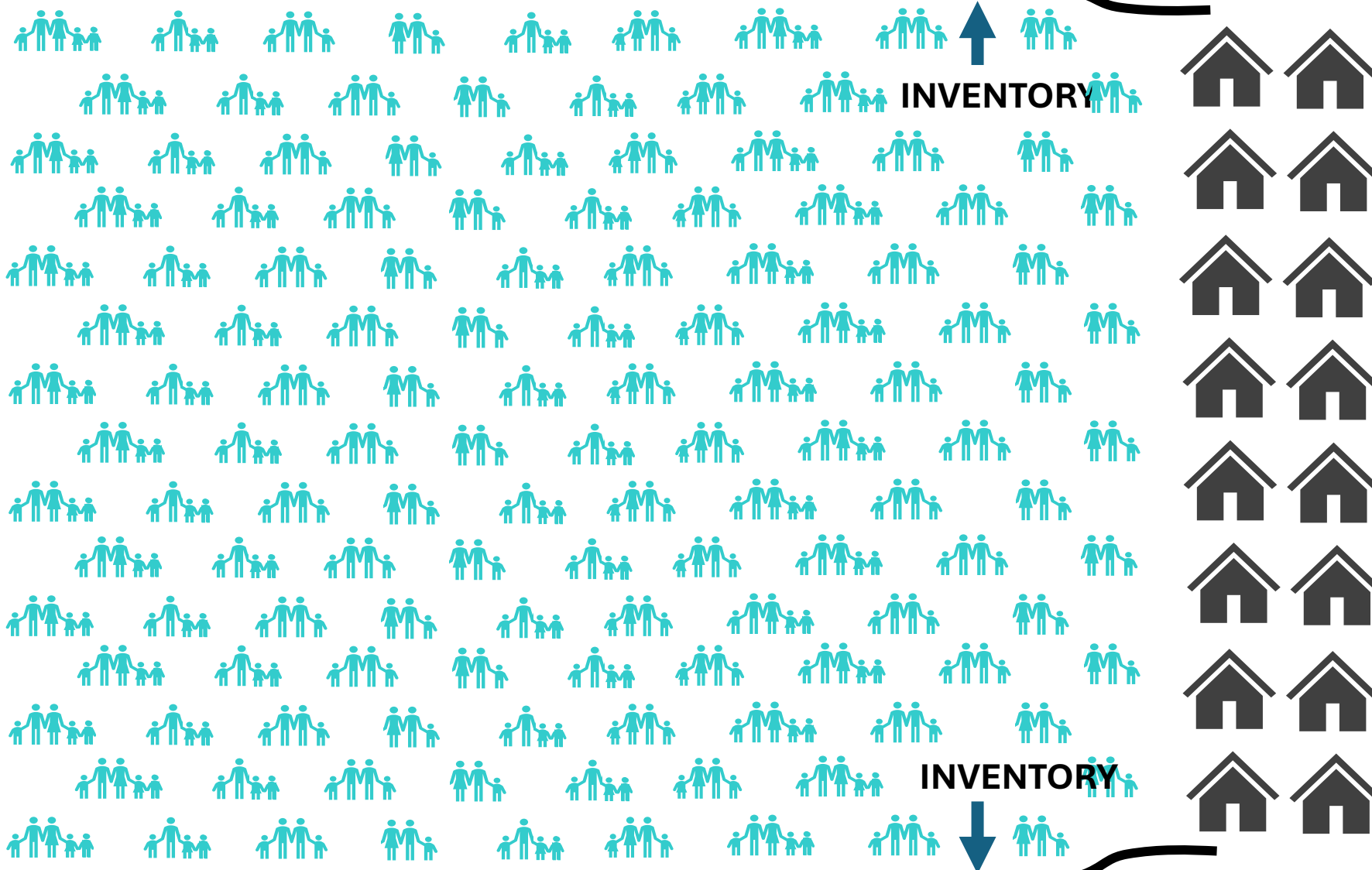
- Good for Landlords
- Good for people selling their homes right now

WHO IS LIMITED INVENTORY GOOD FOR?

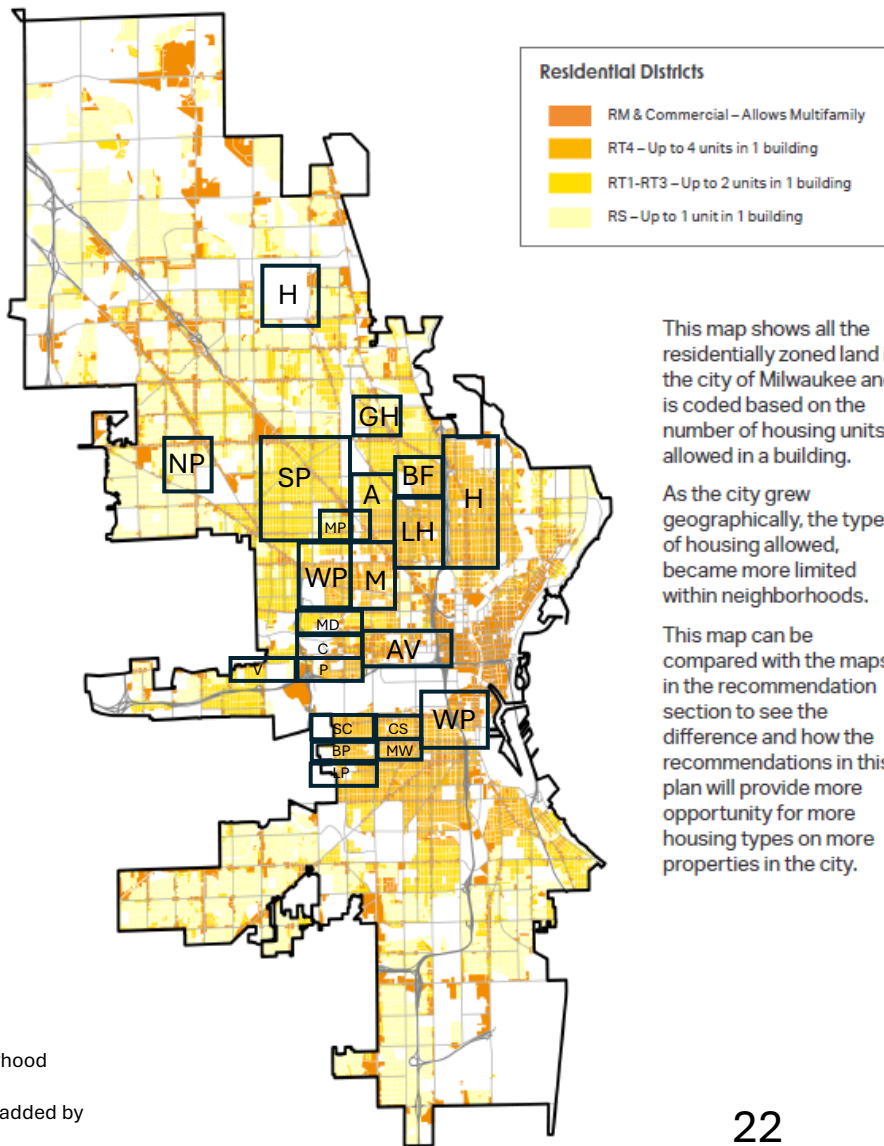


- Bad for renters
- Bad for people looking to purchase a home
- Bad for people looking to stay in their home

WHO IS NEW POLICY GOOD FOR?



- Good for renters
- Good for people looking to purchase a home
- Good for people looking to stay in their home



This map shows all the residentially zoned land in the city of Milwaukee and is coded based on the number of housing units allowed in a building.

As the city grew geographically, the types of housing allowed, became more limited within neighborhoods.

This map can be compared with the maps in the recommendation section to see the difference and how the recommendations in this plan will provide more opportunity for more housing types on more properties in the city.

Note: Neighborhood boundaries are approximation added by CDA

Encouraging Housing Diversity Recommendation 1:

Update the Zoning Code to allow more types of neighborhood-scale housing in more neighborhoods.

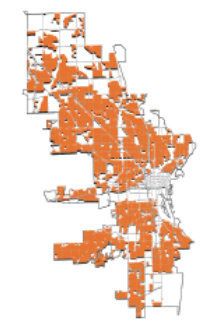
RECOMMENDATIONS

In summary, this means:



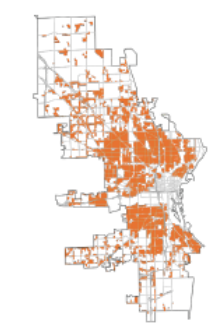
In all residentially zoned areas, allow:

- ▶ Single Family Home
- ▶ Accessory Dwelling Unit
- ▶ Townhouse
- ▶ Duplex
- ▶ Triplex
- ▶ Cottage Court



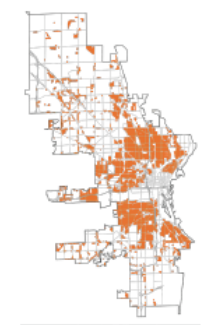
In residential areas where duplex or other multi-unit housing was permitted historically, allow:

- ▶ Single Family Home
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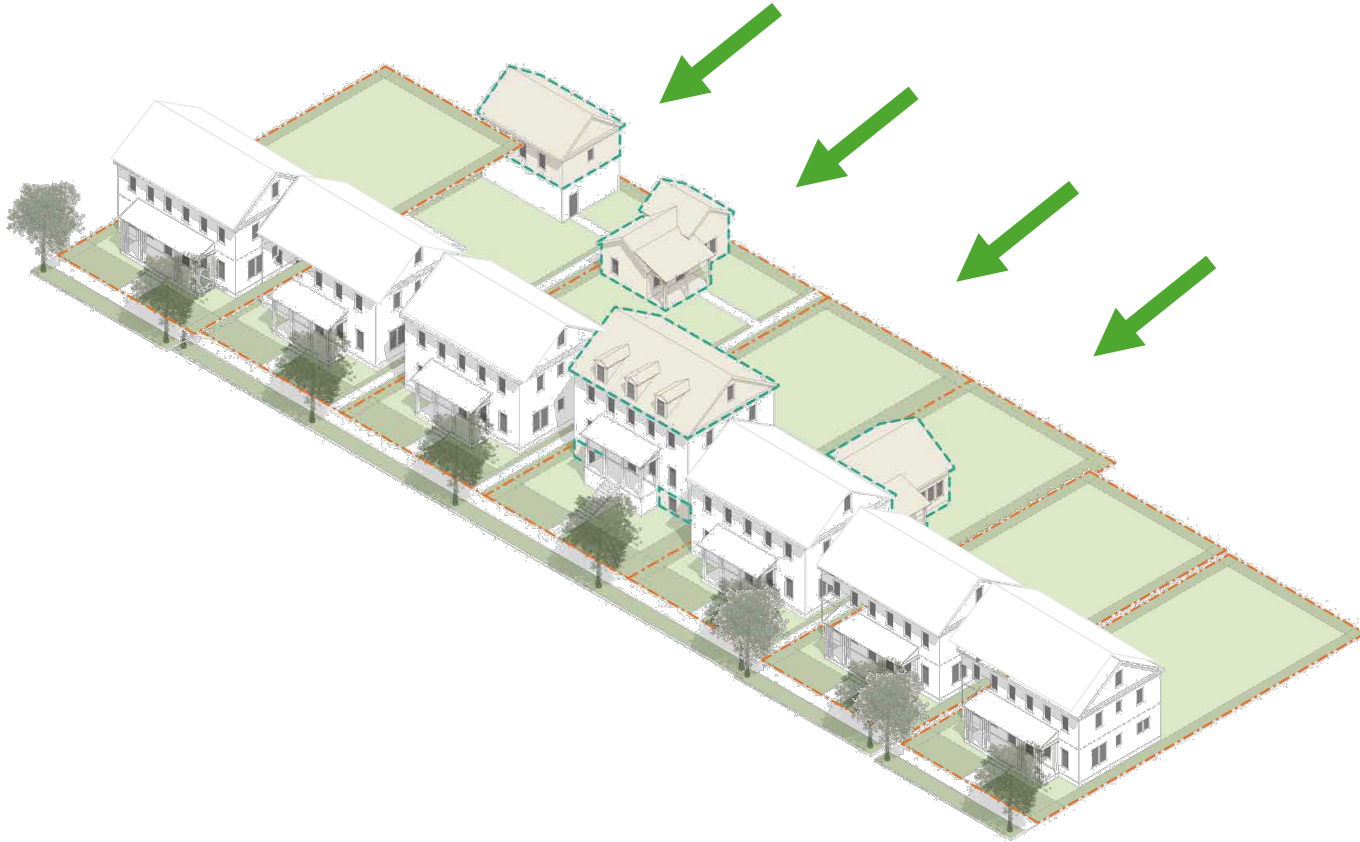


In denser residential areas where a wider mix of styles already exists and near transit, allow:

- ▶ Single Family Home
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- ▶ Small Multi-Family Building

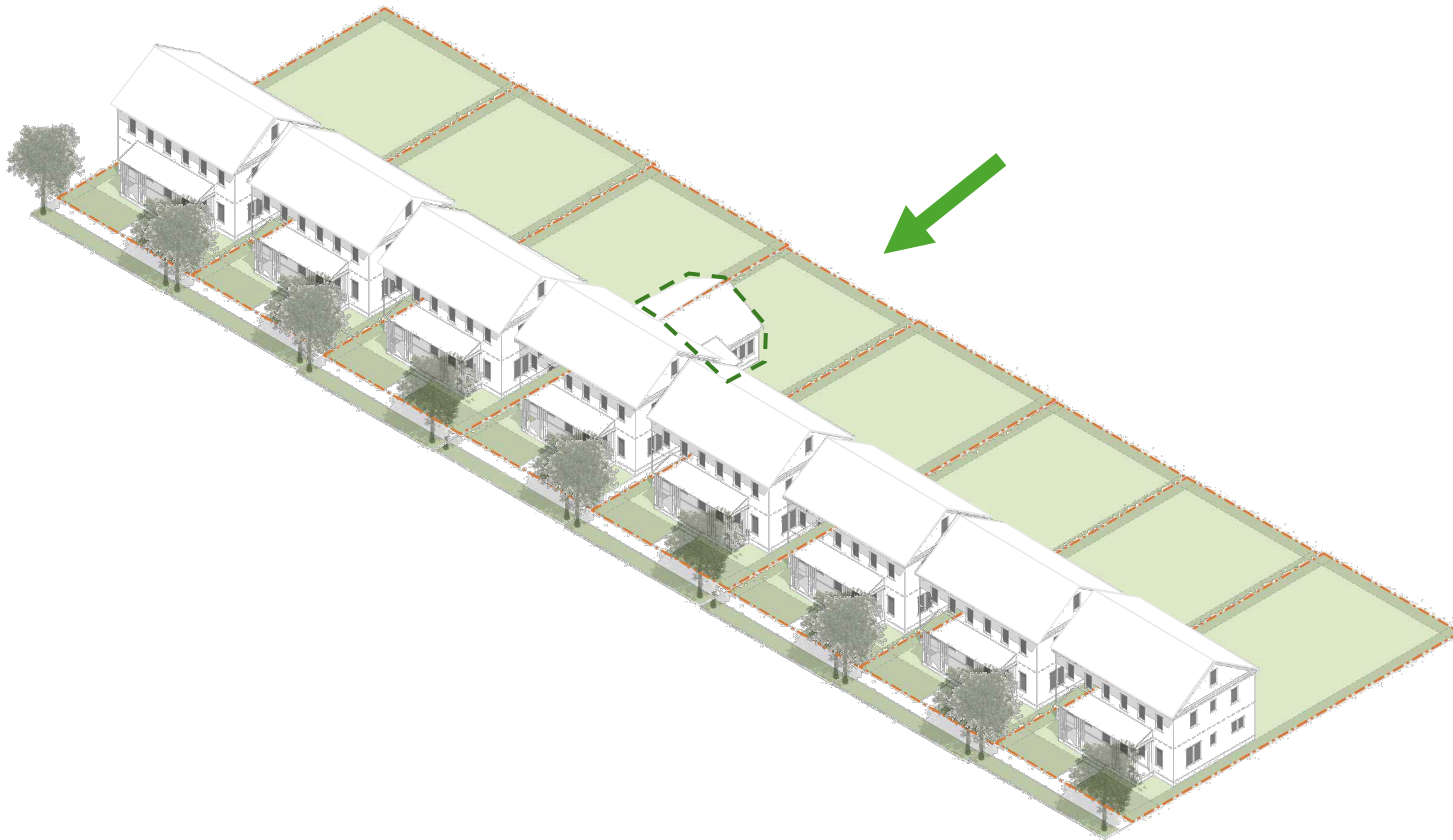


WHAT DOES THIS MEAN FOR ME?



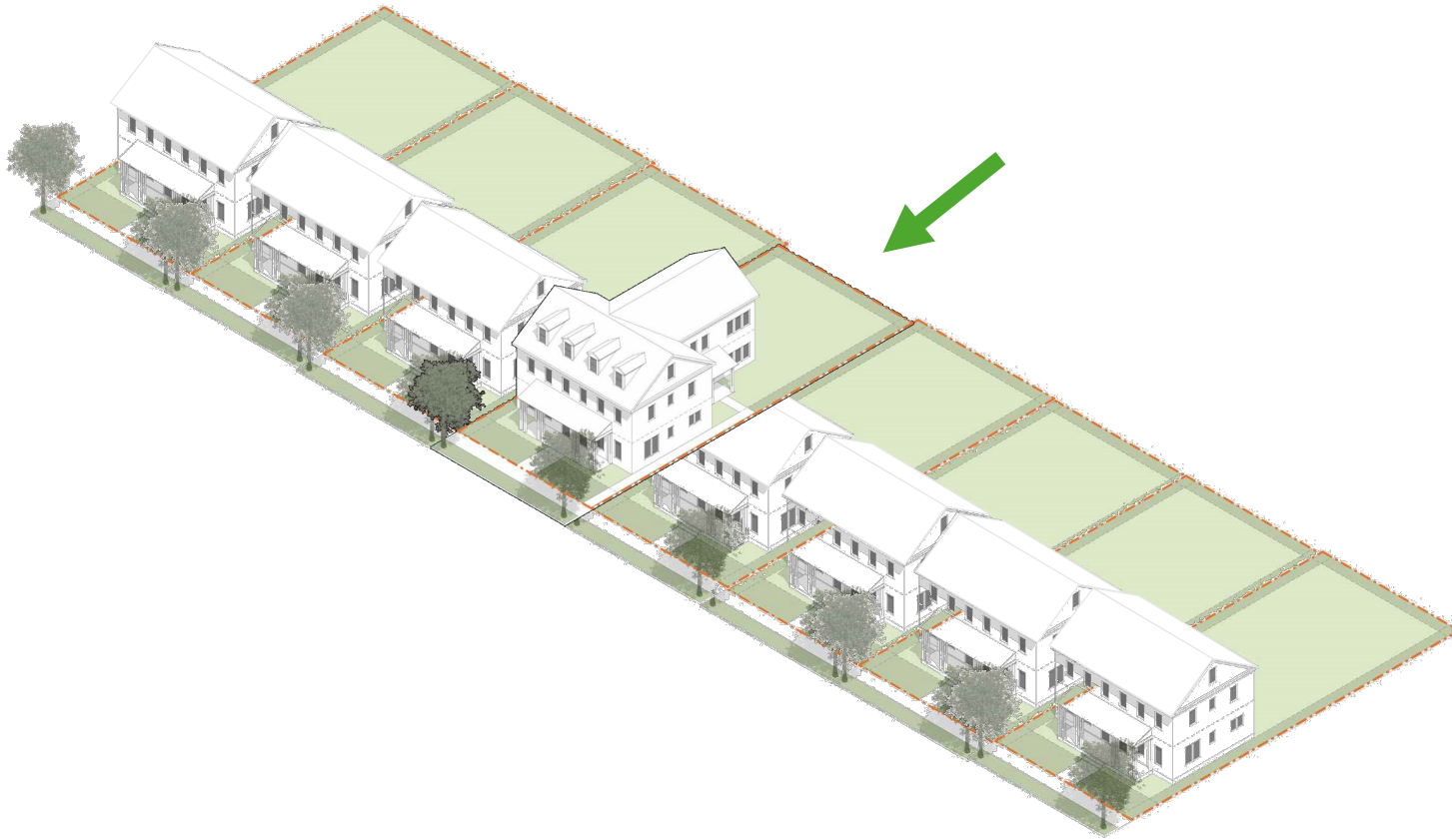
IF YOU LIVE IN A SINGLE FAMILY
NEIGHBORHOOD, YOU COULD BUILD A
MOTHER-IN-LAW SUITE
(AKA ACCESSORY DWELLING UNIT)

WHAT DOES THIS MEAN FOR ME?



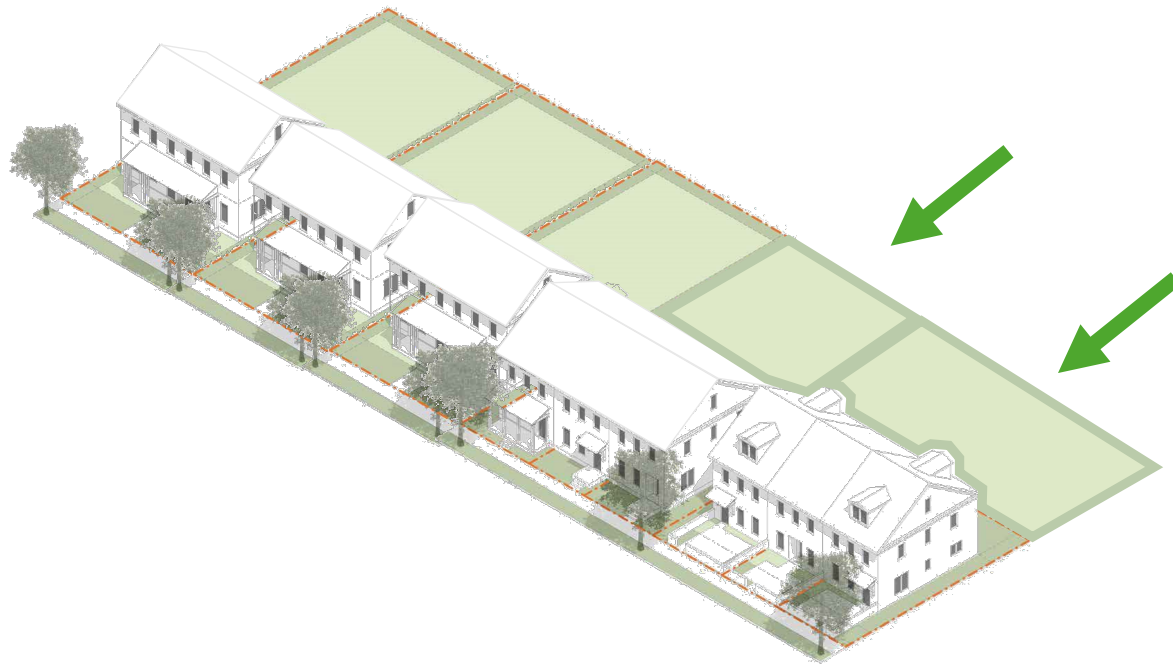
IF YOU LIVE IN A SINGLE-FAMILY NEIGHBORHOOD AND THERE IS A VACANT LOT IN YOUR NEIGHBORHOOD, YOU COULD BUILD A TRIPLEX FOR HOMEOWNERSHIP OR RENTAL

WHAT DOES THIS MEAN FOR ME?



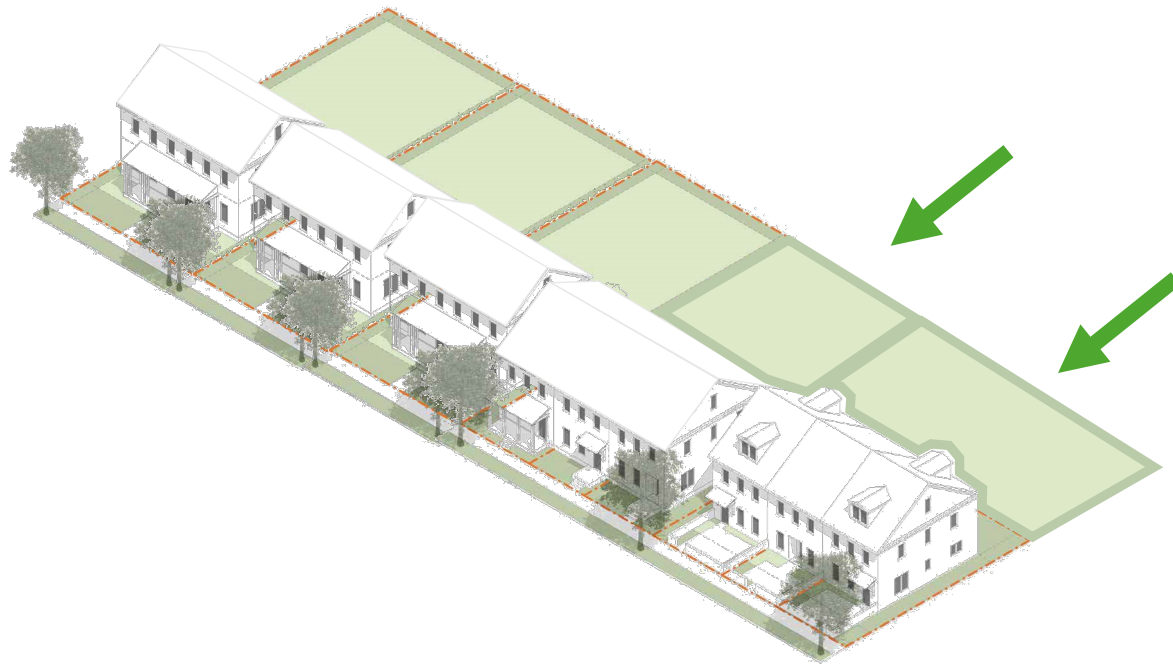
IF YOU LIVE IN AN R-2 NEIGHBORHOOD AND THERE IS A VACANT LOT IN YOUR NEIGHBORHOOD, YOU COULD BUILD A FOURPLEX FOR HOMEOWNERSHIP OR RENTAL

WHAT DOES THIS MEAN FOR ME?



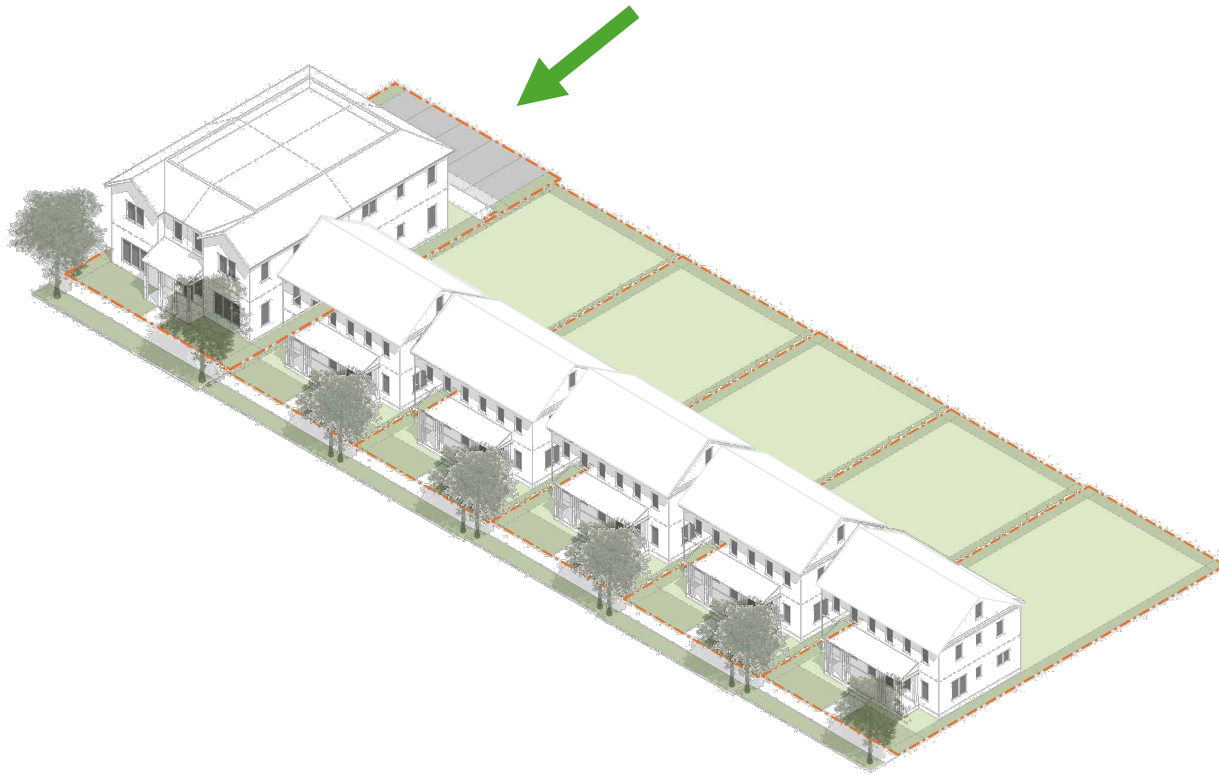
IF YOU LIVE IN A R-2 NEIGHBORHOOD, A
4-UNIT UNIT TOWNHOME FOR
HOMEOWNERSHIP OR RENTAL

WHAT DOES THIS MEAN FOR ME?



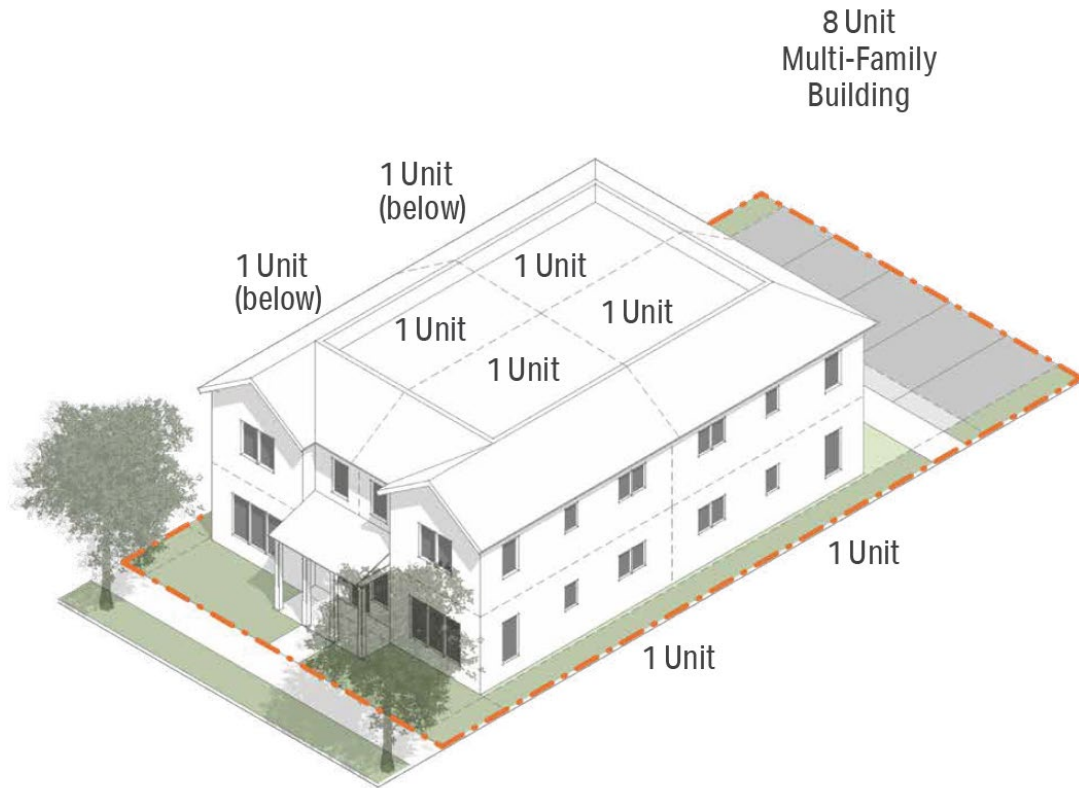
IF YOU LIVE IN A R-4 NEIGHBORHOOD, AN
8-UNIT UNIT TOWNHOME FOR
HOMEOWNERSHIP OR RENTAL

WHAT DOES THIS MEAN FOR ME?

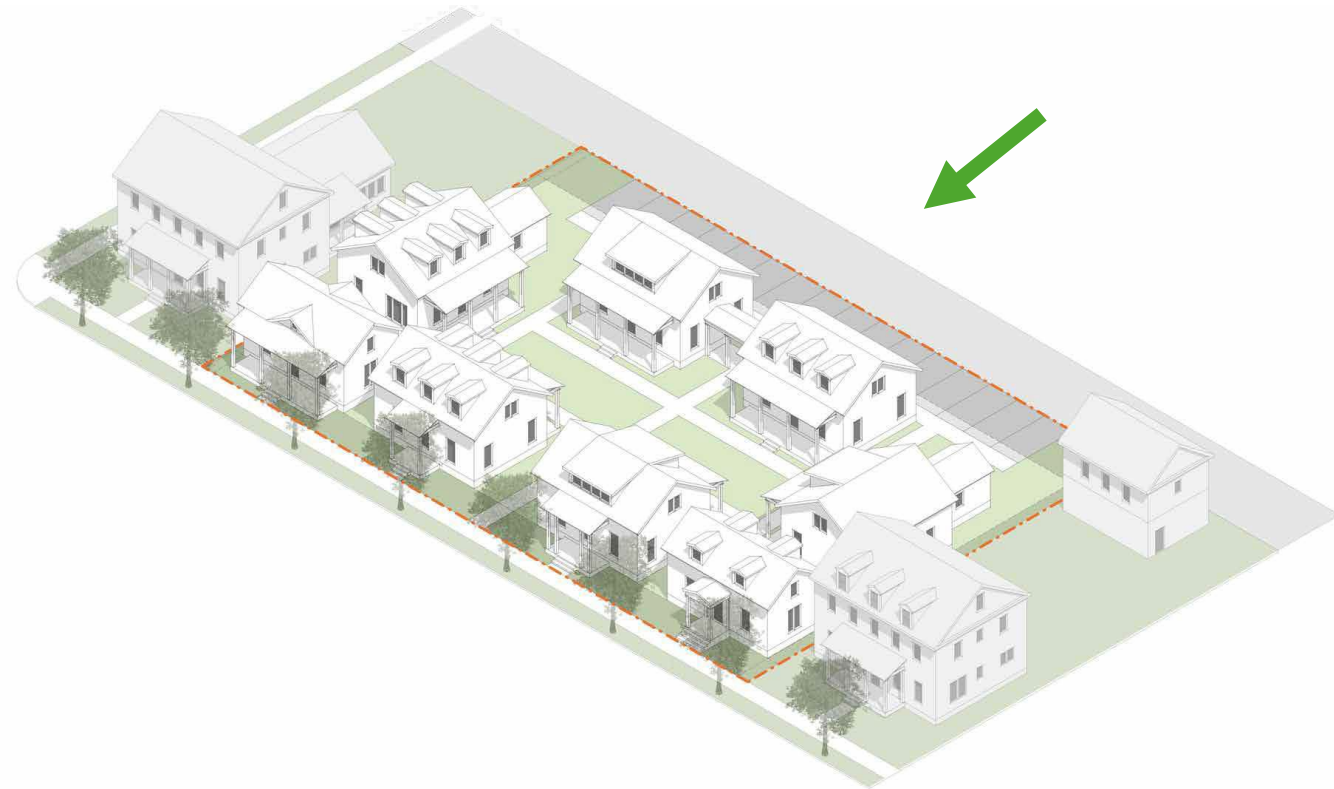


IF YOU LIVE IN A R-4 NEIGHBORHOOD, AN 8 UNIT HOMEOWNERSHIP COOPERATIVE, CONDO, LAND TRUST OR APARTMENT BUILDING COULD BE BUILT

WHAT DOES THIS MEAN FOR ME?

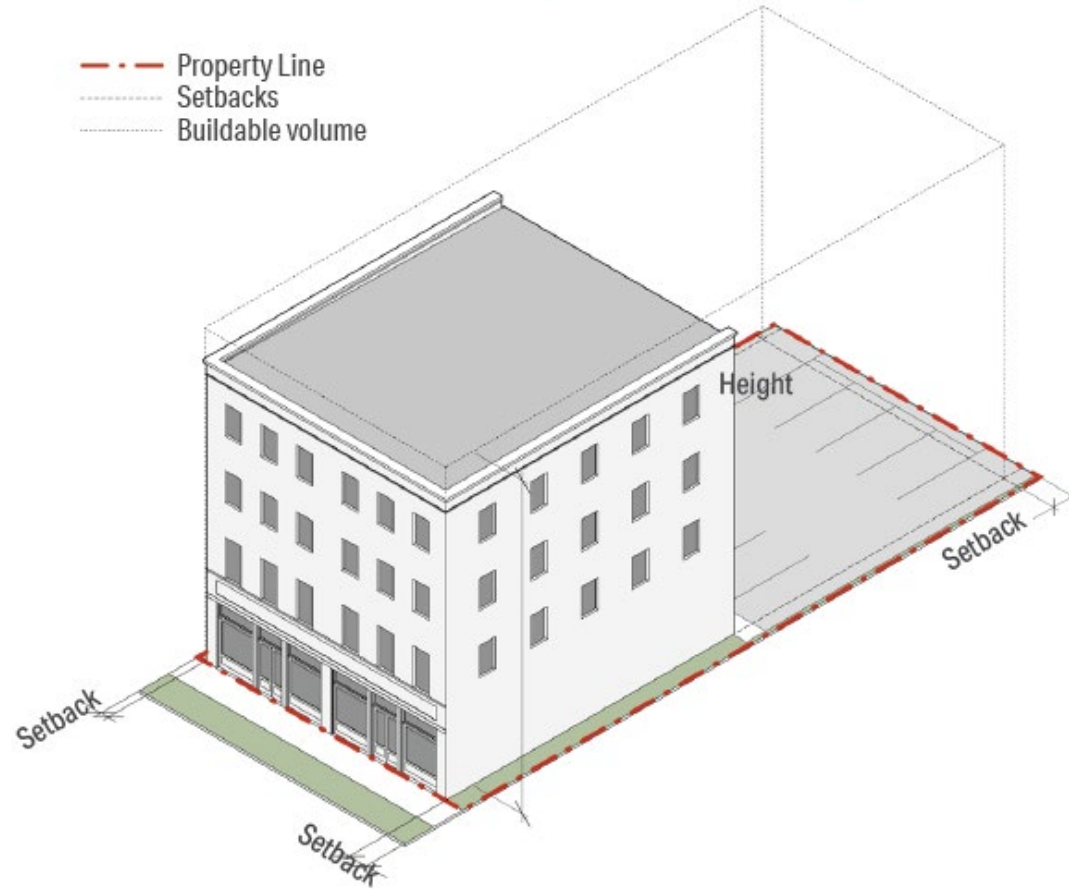


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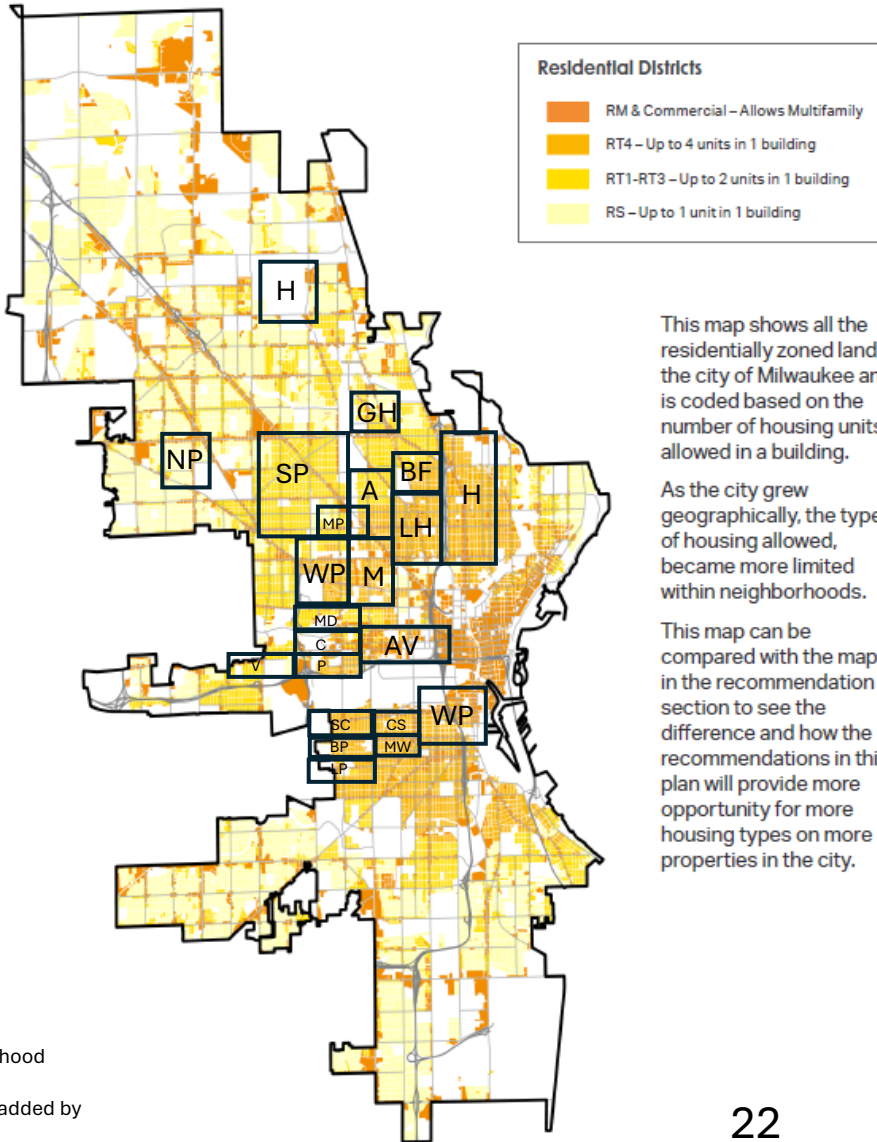
IF YOU LIVE IN A R-2 OR 4 R-4 NEIGHBORHOOD, A COTTAGE COURT FOR HOMEOWNERSHIP OR RENTAL COULD BE BUILT (WITH EITHER 4 OR 8 UNITS RESPECTIVELY)

Multi-Family Buildings



COMMERCIAL HEIGHTS IN NEIGHBORHOOD BUSINESS DISTRICTS ARE NOT CHANGING BUT REQUIRED MINIMUM SIZE OF UNITS WILL

HOW DO I FIND MY ZONING DISTRICT?



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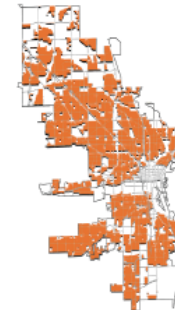
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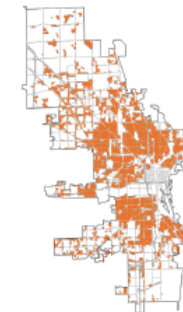
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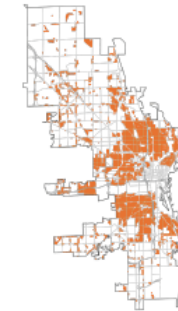
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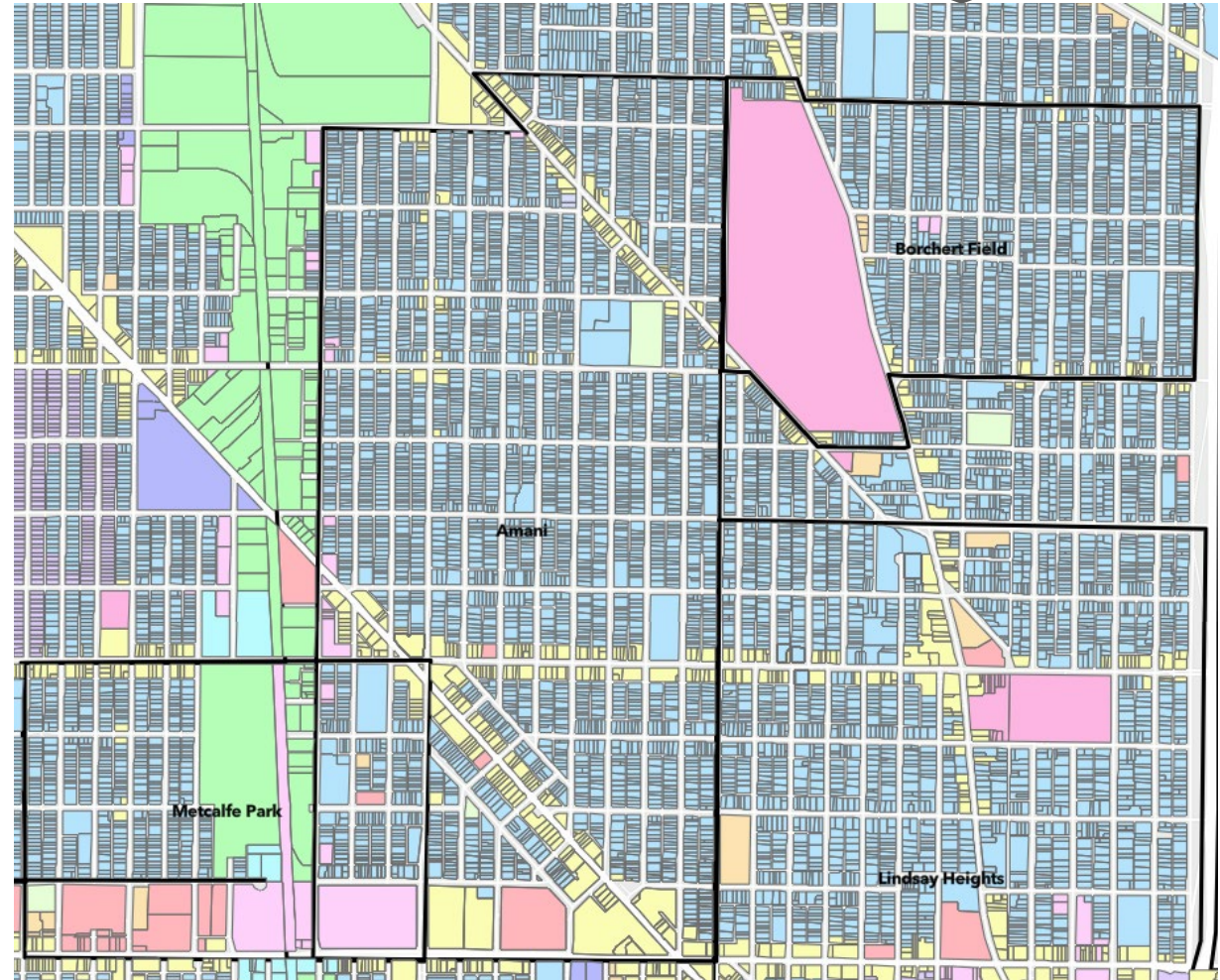
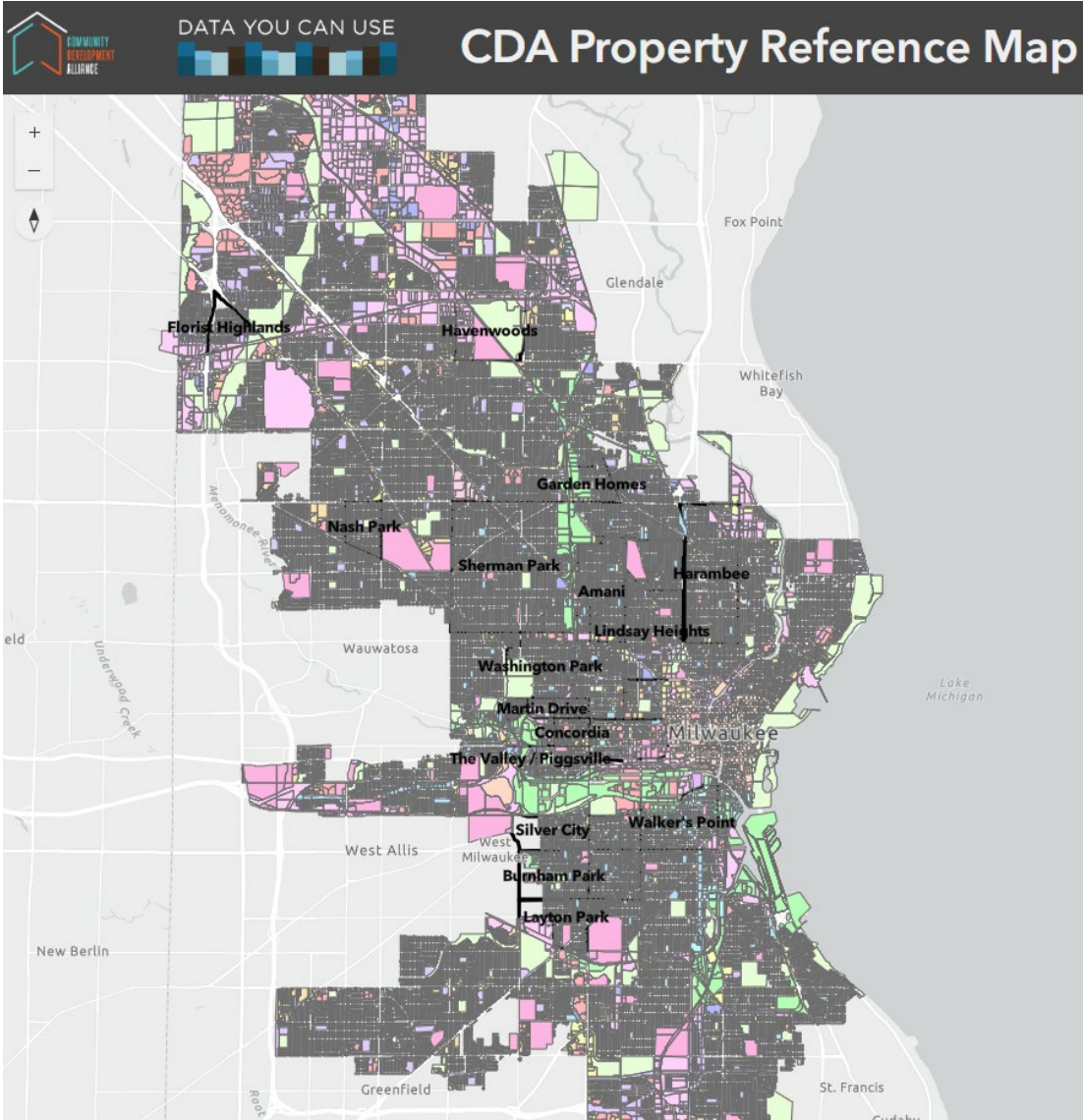



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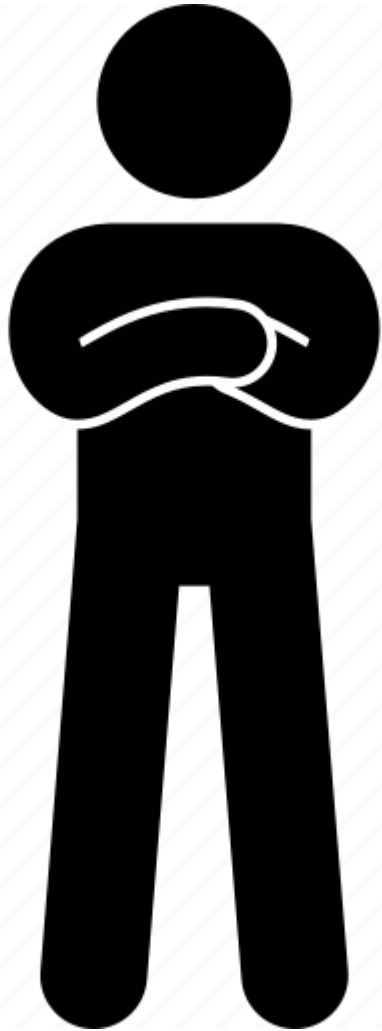
HOW DO I FIND MY ZONING DISTRICT



 Local Business

 Residential

Note: must click on parcel to determine actual zoning

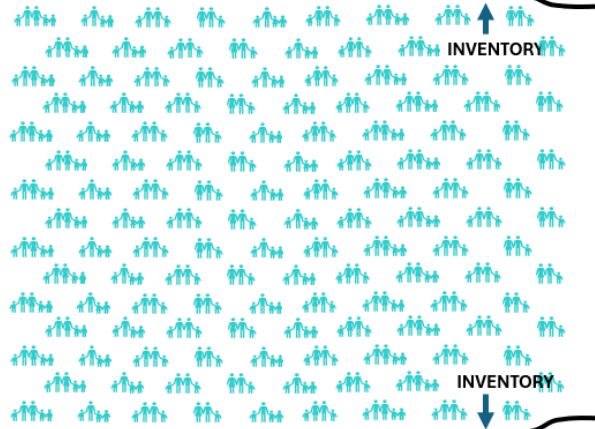


- **Landlords** that don't want rents to go down
- Homeowners that want to **sell now** at high value
- People that **don't want renters** or homeowners that can only afford a smaller unit

COULD THIS CONTRIBUTE TO GENTRIFICATION OR OVERCROWDING?



WHO IS LIMITED INVENTORY GOOD FOR?



=

\$ 3.84

More inventory means lower prices, not higher prices.

Austin will now allow more homes to be built on single-family lots

City officials hope that allowing up to three units per lot will increase supply and slow the explosive increase in housing costs. The measure was approved by Austin City Council in a 9-2 vote late Thursday night.

BY JOSHUA FECHTER DEC. 7, 2023 11 PM CENTRAL

SHARE REPUBLISH



AUSTIN MONITOR



Photo by Julius Shieh/ KUT News. Nearly 400 apartments are under construction in a new building on Burnet Road. Developers began building a record number of apartments in the first years of the pandemic, many of which are opening now.

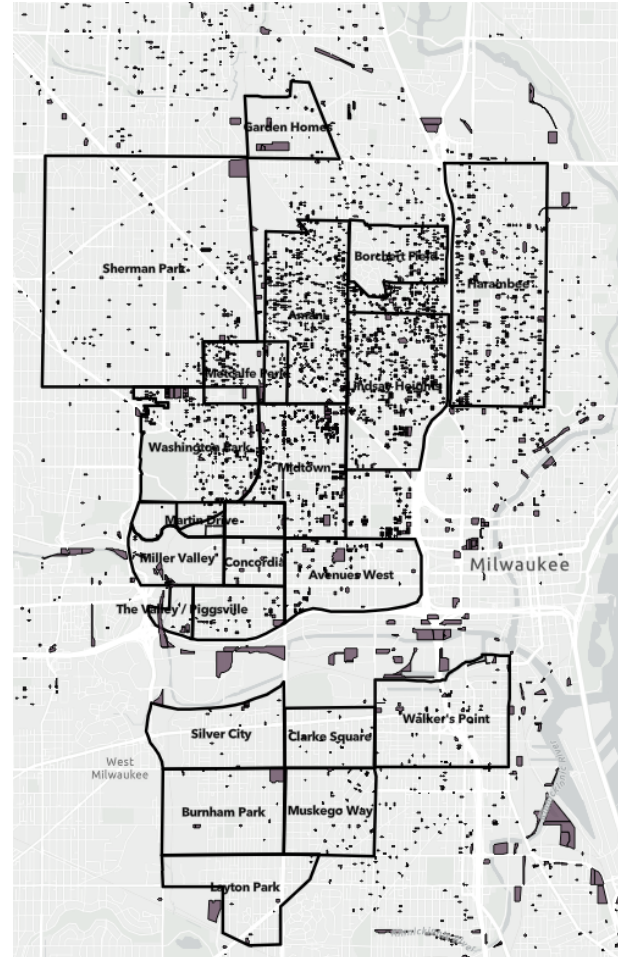
Austin apartments boomed and rents went down. Now, some builders are dismantling the cranes.

THURSDAY, FEBRUARY 29, 2024 BY AUDREY MCGLINCHY, KUT

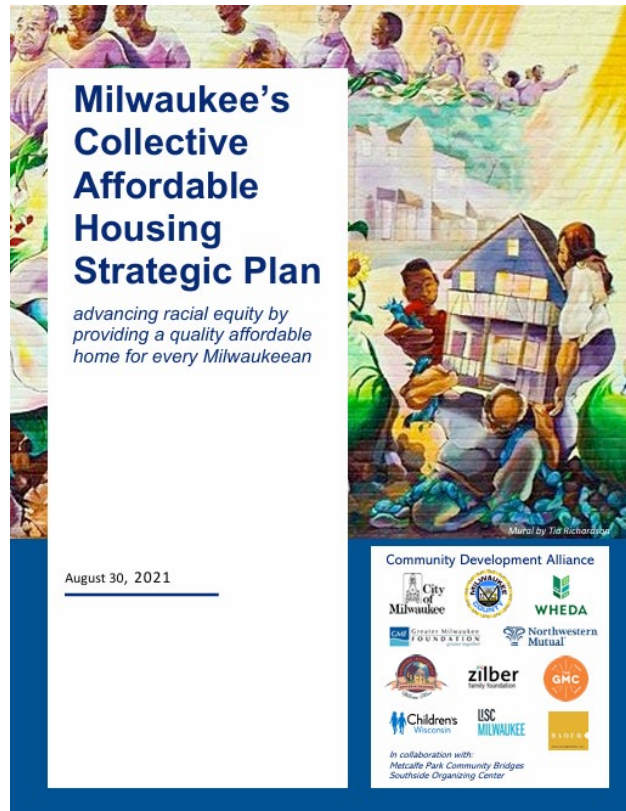
Austin apartments boomed and rents went down 6%

3

MONEY AND
LAND FOR
AVAILABLE
HOUSING



MORE THAN
90% OF
VACANT LOTS
ARE PUBLICLY
OWNED WITH A
PUBLIC
PROCESS



Values

Stakeholders recommend implementing this Plan in a manner consistent with the following values

Alternative ownership. Support ownership models that are reflective of community identified needs and desires (e.g. cooperatives, community land trusts, etc.)

Alternative physical structures. Support physical structures that are reflective of community identified needs and desires (e.g. multi-generational campuses)

Neighborhood choice. Systems that have led to racial segregation must be dismantled to allow for people to freely choose where they want to live.

Key Themes & Programs

Systems to Increase Black & Latino Homeownership

Proactively change and create systems to close the racial equity gap in homeownership

Create new production models. Existing production models are not sufficient to meet the demand for affordable homeownership. ...

Alternative homeownership models (e.g. Community Land Trusts and Housing Cooperatives) and alternative physical structures (e.g. multi-generational housing) must also be part of the solution. Changes to local **zoning** codes should be pursued that allow additional types of housing options and choices in a wider range of neighborhoods.

Collective Objectives



Grow homebuyer counseling & down payment assistance (DPA)



Acquisition Fund to combat predatory acquisition



Vacant Lots to **1st Generation Homes**



Alternative lending based on rental history and 40 – 60% DTI



- Create additional inventory to get more people in counseling off the bench and into the game
- Create more rental inventory making predatory investing less lucrative
- Create a variety of homeownership options for families including cooperatives, condos, and land trusts

Engagement Highlights

- ▶ **5 Open House** Public Meetings
- ▶ **22 "Office Hour"** Events at Libraries
- ▶ **13 Focus Groups / community meetings** with neighborhood groups & with local developers
- ▶ **16+ Pop-up Engagement Tables** at Senior Centers, Farmers Markets, & other community events
- ▶ **3 TAC** and **3 CAC Meetings**
- ▶ **2 Surveys**
- ▶ **800+ views** of meeting recordings & the "What is Zoning?" Video
- ▶ **3,500+** community members engaging on engage.milwaukee.gov/GrowingMKE
- ▶ **Outreach materials** + meetings in English, Spanish, & Hmong



Partnerships, Supporters & Advisors

Partnership with Community Development Alliance (CDA)

In partnership with CDA, staff held focus groups with residents to discuss the types of housing they would like to see in their neighborhoods. The focus groups were held in neighborhoods that have seen disinvestment and sought to reach people not usually engaged in planning discussions.

Support from AARP

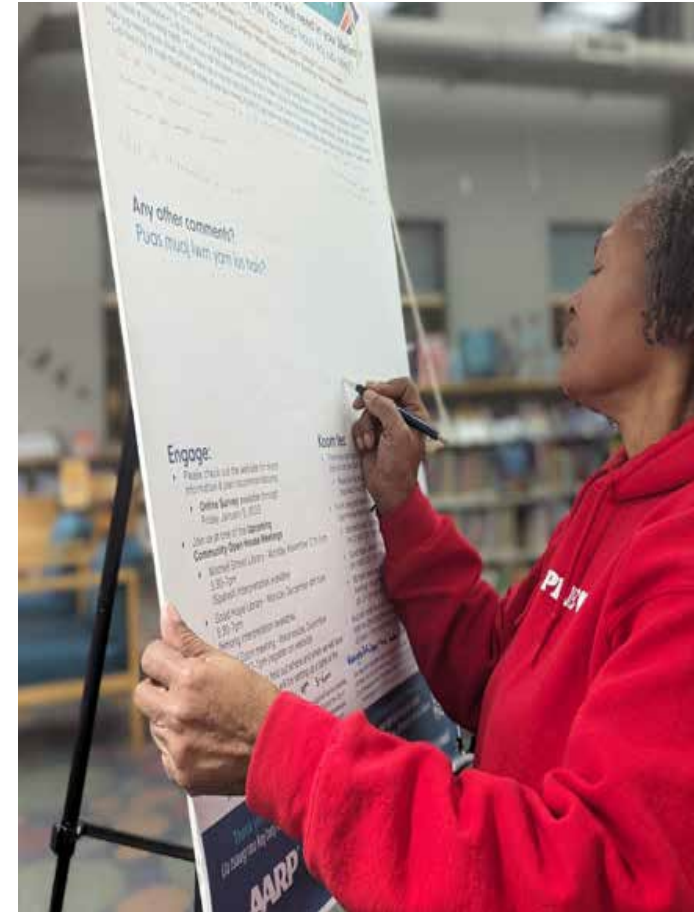
The City of Milwaukee was awarded an AARP Community Challenge grant to support engagement for the Growing MKE project. The grant helped fund bringing on a local non-profit, Walnut Way, to extend the Growing MKE outreach efforts - allowing the team to better meet people where they are. This included pop-ups at community events and at Senior Centers, where we heard important input about the needs of Milwaukee's aging population.

Community Advisory Committee (CAC)

The CAC was a diverse group of members from community organizations and neighborhoods throughout Milwaukee. They helped inform the process and outreach materials and provided input on housing regulations through their leadership and commitment to the community. They also helped get the word out and inform their neighbors, stakeholders, and community partners about the Growing MKE planning process and how to engage. The CAC met three times throughout the planning process.

Technical Advisory Committee (TAC)

The TAC included architects, developers, planners, housing advocates, and researchers who provided on-the-ground knowledge of how the zoning code and policies can impact developing and accessing housing in Milwaukee. The TAC met three times during the course of planning process and provided input on housing zoning code policies and regulations.



OVERVIEW

Themes from Public Comments

Growth

Revitalization & Economic Development: Population growth and economic growth go hand in hand. Growth means reinvestment in under-invested neighborhoods.

Equity & Resilience:

Economic growth and development should be distributed equitably throughout the city and contributes to a healthy planet.

Density:

Population density supports public transportation and shopping, encourages housing diversity, and creates walkable neighborhoods.

Livability:

Population growth will show that Milwaukee is an attractive place to live and work for people of all ages.

Affordability

Ownership:

First-time and low-income home buyers should have more affordable housing options.

Neighborhood Choice:

Every neighborhood needs affordable housing options.

Neighborhoods & Quality of Life

Quality Neighborhoods:

Vibrant, walkable cities make it easier to walk to bus stops, grocery stores, restaurants, shopping, and health care.

Neighborhood Revitalization:

New and restored housing can make neighborhoods safer and more enjoyable places to live.

Housing Diversity

Housing Variety:

New housing types such as tiny homes and container homes should be encouraged. Development of townhomes, accessory dwelling units, and mixed-use multi-family developments were greatly supported.

Equity & Resilience:

There is a need for more affordable, senior, multi-generational, accessible, and mixed-income housing.

Building Design

Quality Design:

New construction should be quality design that fits in with the community character.

Sustainability & Resilience

Healthy Environments:

New housing should be energy efficient and eco-friendly.

Parks:

New housing should not sacrifice existing parks and trees.

Transportation

Transportation Options:

Be considerate of how walking, transportation options and parking policy impact neighborhoods and housing choice.

Safe Streets:

Milwaukee has the opportunity to make its streets safer places to walk, bike, and drive.

Additional

Fair & Quality Housing Conditions:

Officials must hold bad landlords accountable to provide fair and quality housing for all residents.

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- A. WRITING OP-EDS ON IMPORTANCE OF GROWING MKE**
- B. ATTENDANCE AT COMMITTEE MEETINGS**
- C. ATTENDING MEETINGS WITH ELECTED OFFICIALS AS REQUESTED**

1. SHOULD CDA ENDORSE GROWING MKE AS THE NEXT STEP TOWARDS FAIR HOUSING?



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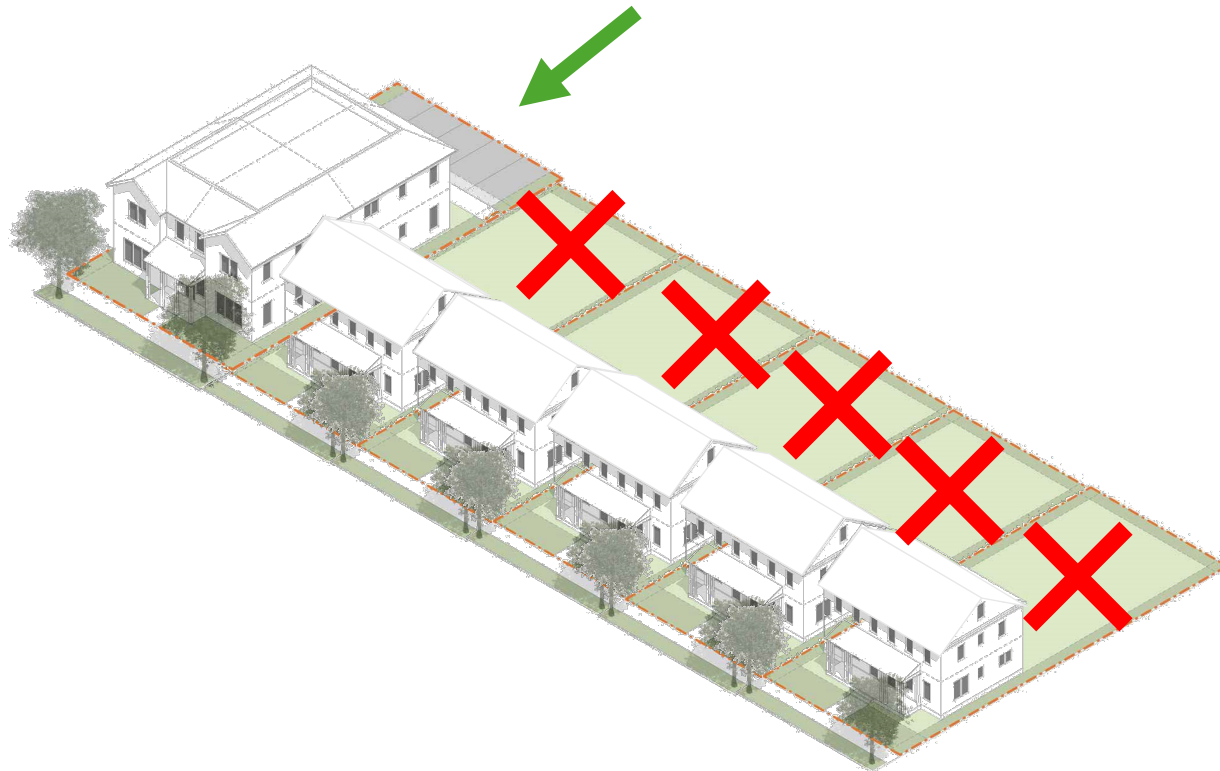


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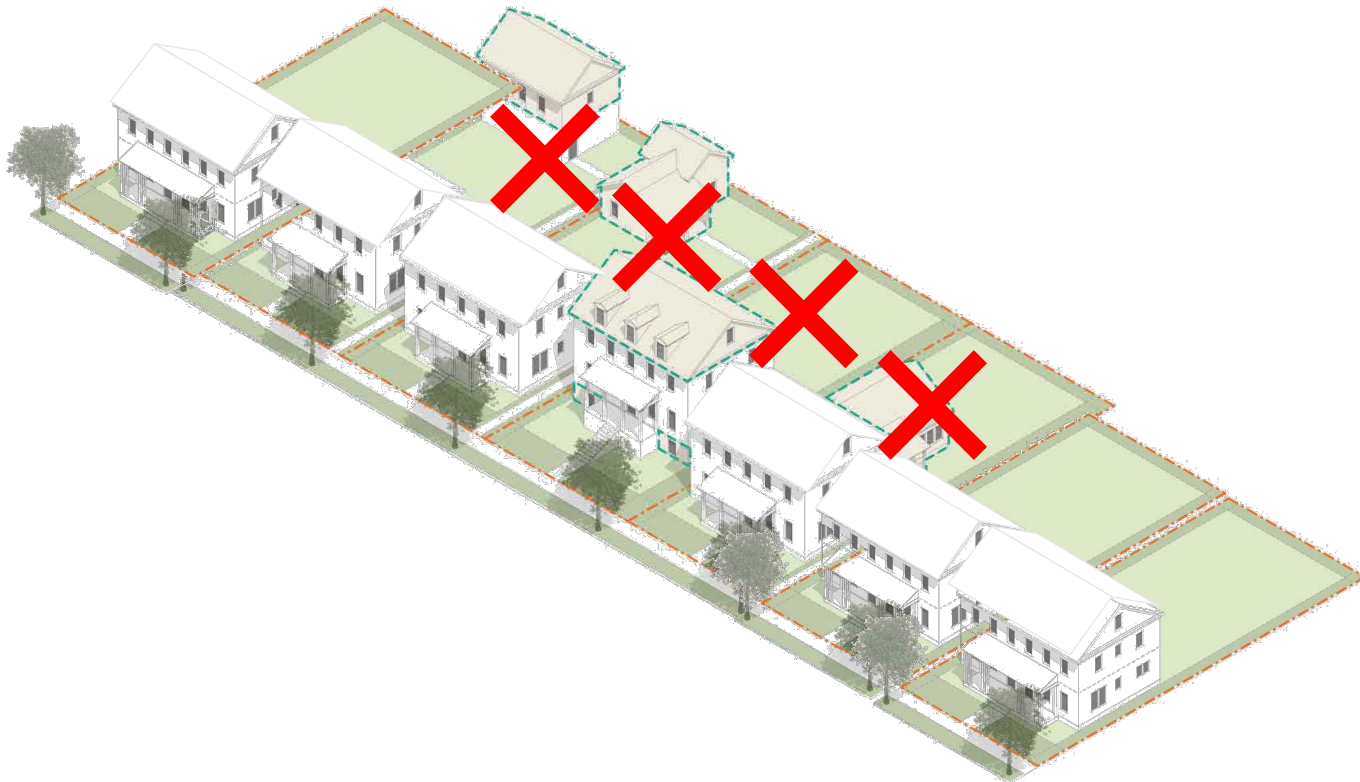
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2. IF THERE IS AN AMENDMENT TO RESTRICT 8-FAMILIES TO CORNER LOTS AND MAJOR STREETS, SHOULD CDA SUPPORT?



3. SHOULD DUPLEXES AND MOTHER-IN-LAW UNITS BE AN AVAILABLE OPTION IN ALL RESIDENTIAL NEIGHBORHOODS?



**WHAT
DO YOU
THINK?**

- 1. SHOULD CDA ENDORSE GROWING MKE AS THE NEXT STEP TOWARDS FAIR HOUSING?**
- 2. IF THERE IS AN AMENDMENT PRESENTED TO RESTRICT 8-FAMILIES TO CORNER LOTS AND MAJOR STREETS, SHOULD CDA SUPPORT?**
- 3. SHOULD DUPLEXES AND MOTHER-IN-LAW UNITS BE AN AVAILABLE OPTION IN ALL RESIDENTIAL NEIGHBORHOODS?**

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