

Fair Housing Impact Statement for the Analysis of Impediments

Waukesha County 2020--2024

Please review the 2020--2024 Regional Analysis of Impediments to Fair Housing, located at [http://www.waukeshacounty.gov/community development](http://www.waukeshacounty.gov/community%20development) for more information.

Describe in the "Community Narrative" section the actions taken from the "2020 Intentions" column and select two items to address in 2021; return this document to Waukesha County by February 2021. The "Currently Meeting" column shows which action items your specific municipality has already addressed. Add additional information in the "Other" section.

Community Name: _____

Impediments to Fair Housing	Currently Meeting	2020 Intentions	2021 (select 2)	Action Items to Address Impediments	Community Narrative
Impediment #1: Lack of a regional housing strategy or plan				1. Participate at a local or regional level in a housing plan process that expand housing options for low and moderate income people.	
				2. Participate in regional housing mobility programs.	
Impediment #2: Lack of regionally dispersed affordable housing				1. Offer financial incentives, or help to connect to incentives like HOME and CDBG, to encourage the development of affordable housing in low poverty/high opportunity areas.	
				2. Encourage proper maintenance of privately owned affordable rental housing.	
Impediment #3: Restrictive local land use regulations and other ordinances				1. In municipalities served by sewer service, allow for the development of new single-family and two-family homes on lots of 10,000 square feet or smaller.	
				2. Allow for home sizes less than 1,200 square feet.	
				3. In municipalities served by sewer service, allow for the development of multi-family housing at a density of at least 10 units per acre.	
				4. To support higher density residential development, expand sanitary sewer services consistent with adopted Regional Sewer Service Plans.	
				5. Amend design regulations to promote flexibility in development and construction costs.	
				6. Communities with sewer service should designate recommended Mixed Use areas on local land use plan mapping and provide for multi-family housing within Mixed Use zoning categories to increase supply of multi-family housing.	
				7. Adopt inclusionary zoning provisions, such as higher density allowances and a waiver or modification of other development standards where certain set-asides are made for affordable housing for moderate and low-income families.	
				8. Adopt flexible zoning regulations such as PUD and TND to permit higher densities and a mix of housing types.	
Impediment #4: Restrictive zoning regulations for group homes and community living facilities				1. Review community living arrangements / group home sections of zoning ordinances to determine if the regulations limit development of these facilities and make appropriate changes.	
				2. Consider amending local ordinances to allow community living arrangements to be located less than 2500' feet from another such facility.	
Impediment #5: Prevalent "fear of others" exists among residents, including NIMBYism				1. Develop a diversity awareness curriculum for staff, and fair housing training for key staff.	
				2. Provide training programs for local leaders, elected officials and general public on the benefits of population and housing diversity.	

Impediments to Fair Housing	Currently Meeting	2020 Intentions	2021 (select 2)	Action Items to Address Impediments	Community Narrative
<p><u>Impediment #6: Strong Jobs-Housing-Transit Mismatch</u></p>				1. Encourage development of new affordable and/or mixed income housing near job centers in communities throughout the Collaborative region.	
				2. Facilitate affordable and workforce housing development near existing and planned transportation facilities.	
				3. Provide incentives for affordable housing development, such as density bonuses and fee waivers, to spur development.	
				4. Educate elected officials and local leaders of communities in the Collaborative region about the need for affordable and workforce housing to ensure continued economic growth.	
				5. Designate areas suitable for mixed use development on local land use plan maps. Areas near job centers should be prioritized to provide for a variety of housing types and opportunities to live and work within the same area.	
<p><u>Impediment #7: Lack of fair housing enforcement and guidance</u></p>				1. Develop fair housing ordinance to affirmatively state desire to provide equal access to housing. A fair housing ordinance typically includes: a. A definition of the protected classes b. Types of real estate transactions that are subject to the ordinance c. Identification of the entity responsible for receiving fair housing complaints	
				2. Support fair housing enforcement. Consider financially supporting agencies that further fair housing efforts. Host fair housing training in your community. Create and distribute materials on fair housing to landlords and Realtors.	
<p><u>Impediment #8: Lack of accessible housing for persons with disabilities</u></p>				1. Prioritize public funding for housing developments that address the needs of people with disabilities or the elderly.	
				2. Adopt or promote construction design concepts such as universal design (UD) and Visit-ability standards and features in all new housing, including consideration of providing density bonuses or other incentives to encourage such housing.	
<p><u>Impediment #9: Gap in homeownership by racial and ethnic minorities compared to white households</u></p>				1. Create or support the creation of training/counseling programs to encourage current renters to become homeowners to increase the number of minority households in the region who are homeowners.	
<p><u>Other:</u> Please list any other actions taken to alleviate impediments to fair housing</p>					