

Chapter 5

HOUSING

West Allis maintains a diverse housing stock, ranging from single-family residential homes to multi-family residential developments. These units were constructed in various periods before and throughout the last century, contributing to a unique array of architectural styles. Residential uses comprise the majority of land in the city, making housing an integral component of the comprehensive planning process.

The City is fortunate to offer a lot of residential choices for first-time homebuyers. Given the age and size of many of the single family structures, the neighborhoods attract young couples and young families looking for a starter home. Within the neighborhoods, it is critical to maintain and enhance the amenities and services to maintain and add to the property values. Many of the new housing projects, both rental and owner-occupied, also offer a variety of price points and housing choices. Located in a mixed-use area, with proximity to downtown Milwaukee, new development along W. Greenfield Avenue is attractive to young professionals.

National housing trends indicate a move towards smaller housing units and decreasing household sizes. The City's existing and future housing stock already matches this trend, contributing to the attraction of this area for new real estate opportunities.

Housing as part of mixed-use developments is another national trend. It emphasizes walkable neighborhoods, integrates personal and business oriented services, and offers housing choices. The largest growth in the housing market is for smaller, non-traditional families -- people living alone or living together as unrelated individuals. Mixed-use areas offer the amenities these households are looking for, access to shopping, services, and transit. Due to the historic development in the City, there are various mixed-use nodes that already exist, along with access to transit. Building upon these areas, redeveloping underutilized structures, and encouraging new mixed-use developments will continue the rich offering of housing choices throughout the City.



GOALS & POLICIES

The following goals and policies have been created based on community input and the City's established policies. They are intended to guide future decisions pertaining to housing in West Allis.

Goal: Maintain a variety of housing types at a range of densities, styles, and costs to accommodate the needs and desires of existing and future residents.

- **Objective 1: Support “Aging In Place”**
Continue to be a community where residents can age without leaving the city. Provide adequate types of housing to serve young professionals, families, and senior citizens.
 - **Recommendation 1.1:** Maintain housing options for all income levels and age groups within the City's housing portfolio.
 - **Recommendation 1.2:** Maintain zoning districts that allow for a variety of housing types.
 - **Recommendation 1.3:** Encourage high-quality, maintenance-free housing options - such as condos, rowhomes, or town

houses - to provide choices for young professionals, empty nesters, etc.

- **Recommendation 1.4:** Support unique housing options, such as live-work developments and cooperative housing.
 - **Recommendation 1.5:** Encourage young families to move into high-quality apartments in West Allis.
 - **Recommendation 1.6:** Renovate existing single family homes to make them more family-friendly and modern.
 - **Recommendation 1.7:** Identify underutilized land to build new single family housing stock.
 - **Recommendation 1.8:** Promote the availability of land for the development or redevelopment of housing stock that accommodates larger households.
- **Objective 2: Increase Homeownership**
 - **Recommendation 2.1:** Increase the percentage of owner occupied units within the City.
 - **Recommendation 2.2:** Promote affordable home buying opportunities to young families.

- **Objective 3: Promote High-Quality Senior Housing Options** Promote development of an adequate supply of high-quality senior housing options. Direct such developments to areas that are close to services that seniors typically require, including public transit.
 - **Recommendation 3.1:** Maintain City-owned senior housing to preserve and enhance affordable, quality housing options.
- **Objective 4: Locate Higher Density Multi-Family Near a Mix of Uses** Plan for higher density multi-family housing in parts of West Allis where streets and sidewalks can accommodate traffic, and where there is access to parks, shopping, community facilities, and existing or planned public transportation routes.
 - **Recommendation 4.1:** Incorporate high quality multi-family housing on mixed use infill and redevelopment sites.

Goal: Preserve and enhance the unique character of the different West Allis neighborhoods, including the distinct identities of the City's districts, and corridors, while directing growth and development.

- **Objective 1: Protect the historic integrity of residential properties in West Allis.** Protect the historic integrity of residential properties in West Allis by establishing design guidelines for the various architectural styles throughout the City, including both historic styles and modern design that is balanced with the context of existing architectural styles.





Utilize the design guidelines when reviewing applications for additions and residential renovation.

- **Recommendation 1.1:** Establish design guidelines for residential properties.
- **Recommendation 1.2:** Utilize the design guidelines when reviewing applications for additions and residential renovation.
- **Objective 2: Explore Various Property Maintenance Programs** Explore various property maintenance programs in order to protect and enhance City’s housing stock and property values. Programs to consider include, but are not limited to: time-of-sale inspections, enhanced property code enforcement.
 - **Recommendation 2.1:** Explore possible funding options to minimize the financial impact of property maintenance programs.

- **Objective 3: Encourage Compatible Residential Infill and Rehabilitation Projects** Encourage residential infill and rehabilitation that respects the integrity and composition of the City’s existing development patterns, including site layout, building materials, building character and scale, open space, and integrated connectivity.

Goal: Support sustainable site design and building practices for construction and rehabilitation opportunities in all neighborhoods.

- **Objective 1: Encourage “Green” Residential Development** Encourage “green” practices for the construction and rehabilitation of housing within the City, including practices that promote energy conservation, the use of sustainable materials, improved air quality, and stormwater management.

- **Objective 2: Promote Energy Independent Community Status** Promote the City’s status as an Energy Independent Community with property owners in West Allis.

Goal: Work with regional, state, and federal agencies to provide housing programs and assistance to property owners.

- **Objective 1: Coordinate with Agencies to Encourage Housing Rehabilitation Programs** Coordinate with HUD, WHEDA, the Wisconsin Department of Commerce, the Wisconsin Partnership for Housing Development, and Milwaukee County to encourage the use of financial assistance programs for housing rehabilitation.

POPULATION AND HOUSING TRENDS

Demographic trends and projections for West Allis from the Wisconsin Department of Administration (WI DOA), and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) suggest that the City will continue a general decline in population over the next twenty years. In contrast, construction trends in West Allis for multi-family and some single-family housing may suggest otherwise. The following data provides potential housing trends in West Allis through the year 2030.

Figure 5-1. POPULATION PROJECTIONS

	Population Change	%	Population Projection			
			WI DOA	% Change	City of West Allis	% Change
1970	71,649					
1980	63,982	-10.7%				
1990	63,221	-1.2%				
2000	61,254	-3.1%				
2005	61,854	1.0%	60,460	-1.3%	61,854	1.0%
2010			59,541	-1.5%	63,048	1.9%
2015			59,143	-0.7%	64,498	2.3%
2020			58,547	-1.0%	65,946	2.2%
2025			57,463	-1.9%	66,546	0.9%
2030			55,838	-2.8%	67,290	1.1%
Net*			-6,016	-9.7%	5,436	8.8%

*(2005 ACS - 2030)

Sources: U.S. Census Bureau, ACS, WI DOA, City of West Allis

WI DOA Proposed Population Projection

Population projections, as defined by the WI DOA, are shown in Figure 5-1. These projections are based on the 2000 Census data, and therefore do not reflect actual population increases of 2005-2007, witnessed by the American Community Survey (ACS). By 2030, the WI DOA is projecting that West Allis will decrease in population by over 9%, to a low of 55,838. However, the WI DOA estimate for the City in 2005 was estimated at 60,460, which is lower than the actual population estimate provided by the ACS (61,854 as shown in Figure 5-2). This difference calls into question the accuracy of the WI DOA's projections and has prompted the City to utilize more localized knowledge to devise its own projections.

Figure 5-3. WEST ALLIS-WEST MILWAUKEE SCHOOL ENROLLMENT

West Allis-West Milwaukee School District Enrollment Study												
5-Year History and Forecast												
	School District of West Allis - West Milwaukee, et al.											
	History						Forecast					
	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	
Spec Ed	76	79	74	89	78	46	50	50	50	50	50	
4K	372	376	351	356	406	454	450	450	450	450	450	
K	606	553	578	538	544	617	593	618	676	658	663	
1	549	585	546	579	539	567	608	584	608	666	647	
2	513	512	579	531	590	548	558	598	575	599	655	
3	512	500	514	585	547	587	550	560	600	577	601	
4	583	511	527	520	598	571	597	559	570	610	587	
5	610	591	507	527	525	619	571	597	559	569	610	
6	566	620	605	529	535	552	629	580	607	568	579	
7	619	573	632	606	536	548	557	635	586	612	573	
8	699	629	591	635	618	547	559	568	648	598	625	
9	881	830	792	695	800	768	674	689	700	798	736	
10	790	843	847	771	690	809	739	649	663	674	769	
11	719	764	822	817	785	668	792	724	636	650	661	
12	760	732	776	814	837	789	676	802	733	643	658	
Total	8,855	8,698	8,741	8,592	8,628	8,690	8,604	8,664	8,661	8,723	8,864	
Change		(157)	43	(149)	36	62	(86)	60	(3)	62	141	

*Study completed by West Allis-West Milwaukee School District based on the Cohort Survival Projection Method, an enrollment projection method which essentially compares the number of students in a particular grade to the number of students in the previous grade during the previous year. Ratios are computed for each grade, averaged from a set number of historical years, and are then used to project future enrollments.

Figure 5-4. ESTIMATED POPULATION INCREASE BY HOUSING UNITS CONSTRUCTED

Year	Units	Avg Household Size, 2005-2007	Estimated Population Increase
1997	229	2.23	511
1998	76	2.23	169
1999	14	2.23	31
2000	23	2.23	51
2001	37	2.23	83
2002	56	2.23	125
2003	94	2.23	210
2004	14	2.23	31
2005	16	2.23	36
2006	89	2.23	198
2007	108	2.23	241
2008	246	2.23	549
Total	1,002		2,234

Source: City of West Allis, Building Inspections & Neighborhood Services, 2009

Figure 5-2. POPULATION

	City of West Allis		Milwaukee County		City of Greenfield		City of Milwaukee		City of New Berlin		City of Wauwatosa	
	Total	% Change	Total	% Change	Total	% Change	Total	% Change	Total	% Change	Total	% Change
1970	71,649	-	1,054,249	-	24,424	-	717,372	-	26,910	-	58,676	-
1980	63,982	-10.7%	964,988	-8.5%	31,353	28.4%	636,295	-11.3%	30,529	13.4%	51,308	-12.6%
1990	63,221	-1.2%	959,275	-0.6%	33,403	6.5%	628,088	-1.3%	33,592	10.0%	49,366	-3.8%
2000	61,254	-3.1%	940,164	-2.0%	35,476	6.2%	596,974	-5.0%	38,220	13.8%	47,271	-4.2%
2005-2007 Estimate	61,854	1.0%	951,026	1.2%	37,276	5.1%	584,007	-2.2%	37,358	-2.3%	50,173	6.1%

Source: U.S. Census Bureau 2005-2007 American Community Survey

West Allis Proposed Population Projection

Since the City has shown a recent increase in population, amounting to .19% annual growth between 2000 and 2005, continues to experience new housing development, and the school district is projecting an increase in enrollment of more than 170 students (Figure 5-3) over the next five years, the City is proposing an alternative set of population projections through 2030, which show stabilized growth (Figure 5-1).

The methodology for this alternative projection includes an analysis of eleven years of City building permits multiplied by the average household size, which has amounted .33% annual growth (Figure 5-4); and, a continuation of recent growth, which is justified by affordable housing trends, population diversification and the WI DOA's county-wide population projections. This inclusive approach with localized knowledge has been used to project the population over the next 20 years, while also incorporating a slight decrease to

account for individuals leaving the City. Through 2030, the City is expecting to see a population growth of 8.8% to 67,290.

The projected increase in future population can also be supported by a likely shift in favor of first-ring suburban communities, as national analyses anticipates the stabilization of population in urban areas. These figures do not take into account proposed redevelopments within this Plan, and should be updated as new housing development data are available. The 2010 Census will provide a more accurate viewpoint on recent population trends in West Allis; thus, the data provided in this chapter should be updated following the release of the new census.

Occupancy and Tenure

Among the total number of housing units in West Allis (28,888), approximately 5.0% are vacant (Figure 5-5). This vacancy rate is slightly higher than surrounding suburban areas, but lower than the City of Milwaukee

and Milwaukee County as a whole. Of the occupied units in West Allis, almost 60% are owner-occupied, and approximately 40% are renter-occupied. The City's average household size of 2.23 is low in comparison with surrounding communities. Based on these statistics, the City would like to create programs to encourage increased owner-occupancy throughout the City.

Units in Structure (Housing Type)

Over half of the City's 28,888 housing units are single-family residences (Figures 5-6 and 5-7). Remaining housing units in West Allis include two-family units (18.3% of the total), multi-family units (27.1% of the total), and a small percentage of units classified as mobile home or other (2.0%). This distribution follows a similar pattern to Milwaukee County as a whole. This variety of housing types offers choices for first-time homebuyers, as well as those wanting to stay in West Allis but are looking for another housing option.

Figure 5-5. OCCUPANCY AND TENURE

	City of West Allis		Milwaukee County		City of Greenfield		City of Milwaukee		City of New Berlin		City of Wauwatosa	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Total Housing Units	28,888	-	409,823	-	17,028	-	249,843	-	15,976	-	21,625	-
Occupied Units (Total)	27,447	95.0%	377,310	92.1%	16,475	96.8%	224,817	90.0%	15,189	95.1%	20,832	96.3%
Vacant Units (Total)	1,441	5.0%	32,513	7.9%	553	3.2%	25,026	10.0%	787	4.9%	793	3.7%
Owner-Occupied (Occupied Units)	16,153	58.9%	211,327	56.0%	10,749	65.2%	110,108	49.0%	12,349	81.3%	14,335	68.8%
Renter-Occupied (Occupied Units)	11,294	41.1%	165,983	44.0%	5,726	34.8%	114,709	51.0%	2,840	18.7%	6,497	31.2%
Average Household Size	2.23	-	2.45	-	2.21	-	2.52	-	2.45	-	2.34	-

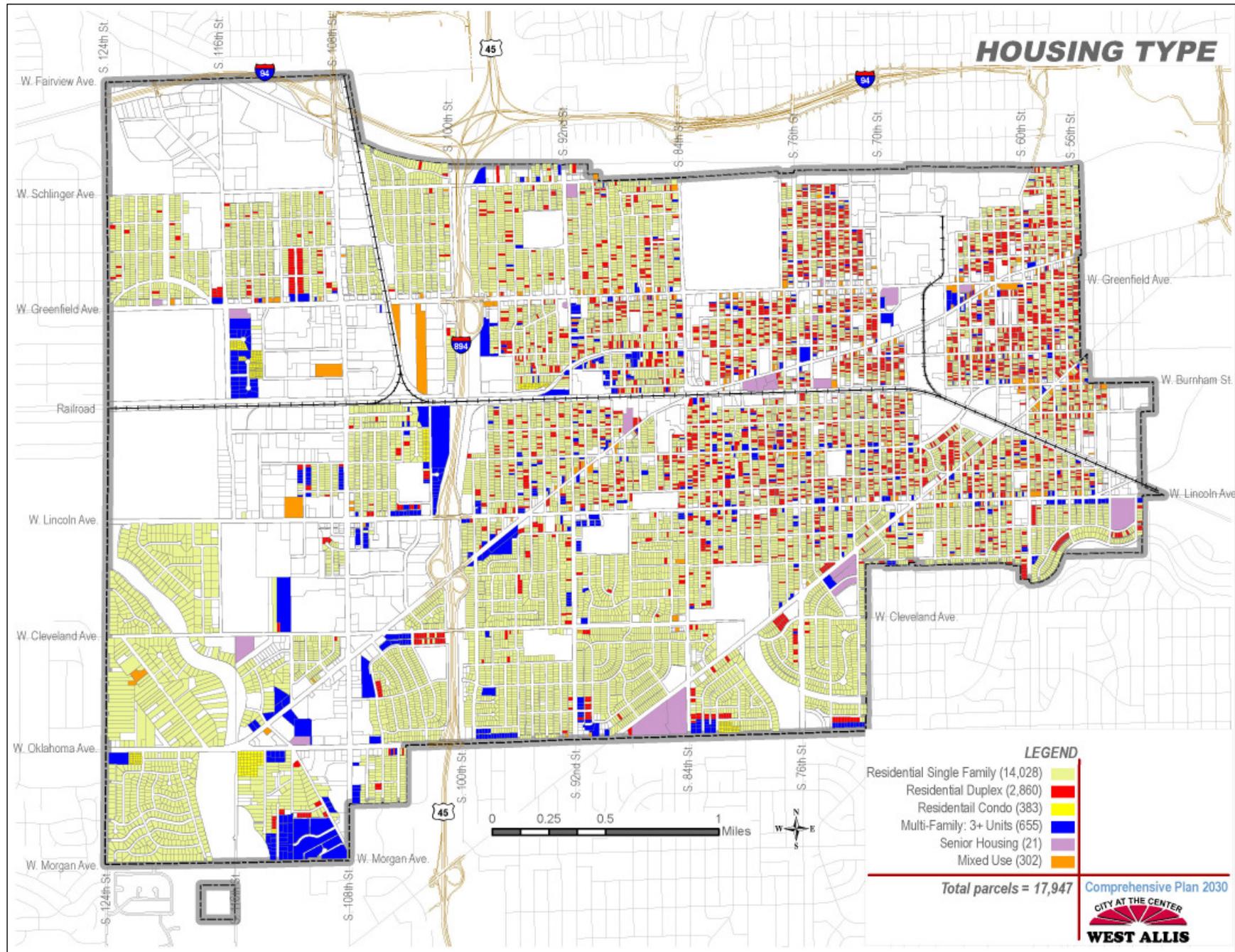
Source: U.S. Census Bureau 2005-2007 American Community Survey

Figure 5-6. UNITS IN STRUCTURE (HOUSING TYPE)

	City of West Allis		Milwaukee County		City of Greenfield		City of Milwaukee		City of New Berlin		City of Wauwatosa	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Total Housing Units	28,888	-	409,823	-	17,028	-	249,843	-	15,976	-	21,625	-
Single-Family	15,178	52.5%	213,659	52.1%	10,368	60.9%	115,431	46.2%	12,148	76.0%	14,178	65.6%
Two-Family	5,277	18.3%	72,178	17.6%	672	3.9%	57,127	22.9%	191	1.2%	2,492	11.5%
Multi-Family	7,841	27.1%	121,683	29.7%	5,988	35.2%	76,403	30.6%	3,622	22.7%	4,935	22.8%
Mobile Home / Other	592	2.0%	2,303	0.6%	0	0.0%	882	0.4%	15	0.1%	20	0.1%

Source: U.S. Census Bureau 2005-2007 American Community Survey

Figure 5-7.



Year Structure Built

The City of West Allis maintains a fairly diverse housing stock, a large percentage of which can be or currently is considered historic. (Buildings over 50 years of age in the United States are commonly referred to as potentially historic structures.) Approximately a third of the City's housing stock was constructed in 1939 or earlier (Figures 5-8 and 5-11).

Figure 5-8. YEAR STRUCTURE BUILT

	City of West Allis		Milwaukee County		City of Greenfield		City of Milwaukee		City of New Berlin		City of Wauwatosa	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Total Housing Units	28,888	-	409,823	-	17,028	-	249,843	-	15,976	-	21,625	-
2005 or Later	45	0.2%	2,640	0.6%	86	0.5%	1,265	0.5%	141	0.9%	135	0.6%
2000 to 2004	508	1.8%	10,727	2.6%	1,041	6.1%	3,758	1.5%	1,375	8.6%	336	1.6%
1990 to 1999	893	3.1%	21,159	5.2%	1,412	8.3%	6,058	2.4%	3,141	19.7%	878	4.1%
1980 to 1989	1,791	6.2%	22,675	5.5%	2,236	13.1%	8,782	3.5%	2,283	14.3%	971	4.5%
1970 to 1979	2,724	9.4%	43,131	10.5%	4,771	28.0%	21,393	8.6%	2,966	18.6%	1,017	4.7%
1960 to 1969	3,762	13.0%	49,749	12.1%	2,535	14.9%	29,008	11.6%	2,767	17.3%	2,548	11.8%
1950 to 1959	6,181	21.4%	85,041	20.8%	3,252	19.1%	52,451	21.0%	2,394	15.0%	5,511	25.5%
1940 to 1949	3,684	12.8%	38,727	9.4%	828	4.9%	25,263	10.1%	309	1.9%	2,796	12.9%
1939 or Earlier	9,300	32.2%	135,974	33.2%	867	5.1%	101,865	40.8%	600	3.8%	7,433	34.4%

Source: U.S. Census Bureau 2005-2007 American Community Survey

Change in Value, Rent, and Income: 1990 to 2000

Figure 5-9 highlights the changes in value, rent, and income - without adjusting for inflation - between 1990 and 2000. It is provided for reference in collaboration with Figure 5-10, which subsequently reflects these changes while accounting for inflation over time. A summary of these tables is provided in the following subsection.

Adjusted Change in Value, Rent, and Income: 1990 to 2000

Using Consumer Price Index information from the Bureau of Labor Statistics (BLS), Figure 5-10 provides the adjusted 1990 numbers for comparison with 2000 data. This adjustment accounts for inflation over the ten year period. The median value in West Allis increased by 19.8% from 1990 to 2000, while the

Figure 5-9. CHANGE IN VALUE, RENT, AND INCOME (NOT ADJUSTED)

	City of West Allis		Milwaukee County		City of Greenfield		City of Milwaukee		City of New Berlin		City of Wauwatosa	
	Total	% Change	Total	% Change	Total	% Change	Total	% Change	Total	% Change	Total	% Change
Total Housing Units (1990)	27,502	-	390,715	-	14,301	-	254,204	-	12,102	-	20,289	-
Median Value (1990)	\$63,100	-	\$64,700	-	\$80,400	-	\$53,300	-	\$96,700	-	\$89,300	-
Median Gross Rent (1990)	\$446	-	\$434	-	\$531	-	\$418	-	\$446	-	\$526	-
Median Household Income (1989)	\$29,622	-	\$27,867	-	\$35,082	-	\$23,627	-	\$49,394	-	\$40,041	-
Total Housing Units (2000)	28,731	4.5%	400,093	2.4%	16,190	13.2%	249,843	-1.7%	14,939	23.4%	20,920	3.1%
Median Value (2000)	\$99,600	57.8%	\$100,500	55.3%	\$121,500	51.1%	\$133,200	149.9%	\$161,100	66.6%	\$138,500	55.1%
Median Gross Rent (2000)	\$571	28.0%	\$555	27.9%	\$659	24.1%	\$527	26.1%	\$830	86.1%	\$702	33.5%
Median Household Income (1999)	\$39,394	33.0%	\$38,100	36.7%	\$44,230	26.1%	\$35,233	49.1%	\$67,576	36.8%	\$54,519	36.2%

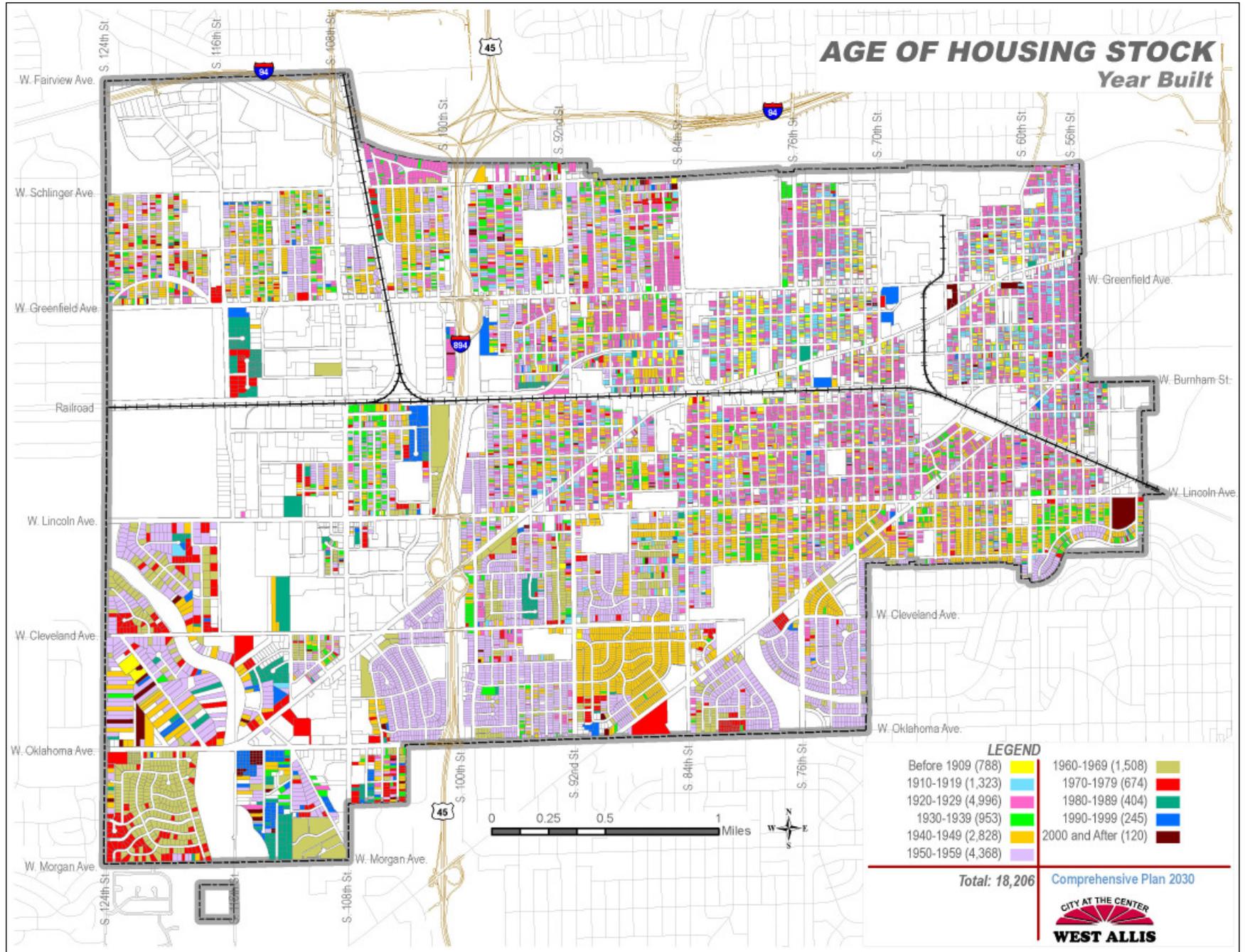
Source: U.S. Census Bureau

Figure 5-10. ADJUSTED CHANGE IN VALUE, RENT, AND INCOME (1990 VALUES ADJUSTED TO 2000 DOLLARS)

	City of West Allis		Milwaukee County		City of Greenfield		City of Milwaukee		City of New Berlin		City of Wauwatosa	
	Total	% Change	Total	% Change	Total	% Total	Total	% Total	Total	% Total	Total	% Total
Total Housing Units (1990)	27,502	-	390,715	-	14,301	-	254,204	-	12,102	-	20,289	-
Median Value (1990 Adjusted)	\$83,136	-	\$85,244	-	\$105,929	-	\$70,224	-	\$127,404	-	\$117,655	-
Median Gross Rent (1990 Adjusted)	\$588	-	\$572	-	\$700	-	\$551	-	\$588	-	\$693	-
Median Household Income (1989 Adjusted)	\$39,028	-	\$36,715	-	\$46,221	-	\$31,129	-	\$65,078	-	\$52,755	-
Total Housing Units (2000)	28,731	4.5%	400,093	2.4%	16,190	13.2%	249,843	-1.7%	14,939	23.4%	20,920	3.1%
Median Value (2000)	\$99,600	19.8%	\$100,500	17.9%	\$121,500	14.7%	\$133,200	89.7%	\$161,100	26.4%	\$138,500	17.7%
Median Gross Rent (2000)	\$571	-2.8%	\$555	-2.9%	\$659	-5.8%	\$527	-4.3%	\$830	41.2%	\$702	1.3%
Median Household Income (1999)	\$39,394	0.9%	\$38,100	3.8%	\$44,230	-4.3%	\$35,233	13.2%	\$67,576	3.8%	\$54,519	3.3%

Sources: U.S. Census Bureau & US Department of Labor, Bureau of Labor Statistics

Figure 5-11.



median gross rent decreased from an adjusted \$588 to \$571, a reduction of 2.8%. Median household income remained relatively stable - around approximately \$39,000 - between 1990 to 2000.

Value

The median value of all owner-occupied properties in West Allis is currently \$156,100, which is lower than all areas in the surrounding region except for the City of Milwaukee. Among the ranges listed, the highest

percentage of owner-occupied units in West Allis fall within the range of \$150,000 to \$199,999 (41.4%) (Figures 5-12 and 5-15). The lower median value is most likely due to housing age and size, compared to surrounding communities.

Housing Demand

Figure 5-13 combines the population projections provided by the DOA with the 2005-2007 estimate for average household size in West Allis to examine

potential housing demand through the year 2030. Because the DOA projects that the City of West Allis will lose population between 2005 and 2030, the housing demand in Figure 5-13 appears to be negative. However, based on recent housing construction trends in the City, it is anticipated there may be an incremental increase in demand for housing over the next twenty years. Figure 5-14 illustrates past trends in housing construction (by unit type) for West Allis. Given a proposed population increase of more than 4,600

Figure 5-12. VALUE

	City of West Allis		Milwaukee County		City of Greenfield		City of Milwaukee		City of New Berlin		City of Wauwatosa	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Owner Occupied Units	16,153	-	211,327	-	10,749	-	110,108	-	12,349	-	14,335	-
Less Than \$50,000	675	4.2%	6,605	3.1%	18	0.2%	5,153	4.7%	39	0.3%	0	0.0%
\$50,000 to \$99,999	1,093	6.8%	29,084	13.8%	609	5.7%	25,443	23.1%	141	1.1%	108	0.8%
\$100,000 to \$149,999	5,323	33.0%	56,246	26.6%	2,288	21.3%	37,969	34.5%	612	5.0%	1,316	9.2%
\$150,000 to \$199,999	6,688	41.4%	57,839	27.4%	3,929	36.6%	26,711	24.3%	2,541	20.6%	3,876	27.0%
\$200,000 to \$299,999	2,111	13.1%	40,906	19.4%	3,097	28.8%	10,463	9.5%	6,072	49.2%	6,083	42.4%
\$300,000 to \$499,999	242	1.5%	15,716	7.4%	735	6.8%	3,158	2.9%	2,569	20.8%	2,747	19.2%
\$500,000 to \$999,999	21	0.1%	4,074	1.9%	73	0.7%	1,117	1.0%	363	2.9%	133	0.9%
\$1,000,000 or More	0	0.0%	857	0.4%	0	0.0%	94	0.1%	12	0.1%	72	0.5%
Median Value	\$156,100	-	\$160,100	-	\$180,300	-	\$133,200	-	\$232,900	-	\$222,300	-

Source: U.S. Census Bureau 2005-2007 American Community Survey

Figure 5-13. HOUSING DEMAND

	City of West Allis						Milwaukee County					
	(DOA Projections)			(City of West Allis Projections)			(DOA Projections)					
	Projection	Change	Units**	Projection	Change	Units**	Projection	Change	Units**	Projection	Change	Units**
2005	60,460	-	-	61,854	-	-	938,497					
2010	59,541	-919	-412	62,644	790	354	929,208	-9,289	-3,791			
2015	59,143	-398	-178	63,267	623	279	928,077	-1,131	-462			
2020	58,547	-596	-267	64,000	733	329	923,910	-4,167	-1,701			
2025	57,463	-1,084	-486	65,378	1,378	618	912,020	-11,890	-4,853			
2030	55,838	-1,625	-729	67,250	1,872	839	891,445	-20,575	-8,398			
Total		-4,622	-2,073		5,396	2,420		-47,052	-19,205			

*NOTE: 2.45 Persons/Household

**NOTE: 2.23 Persons/Household

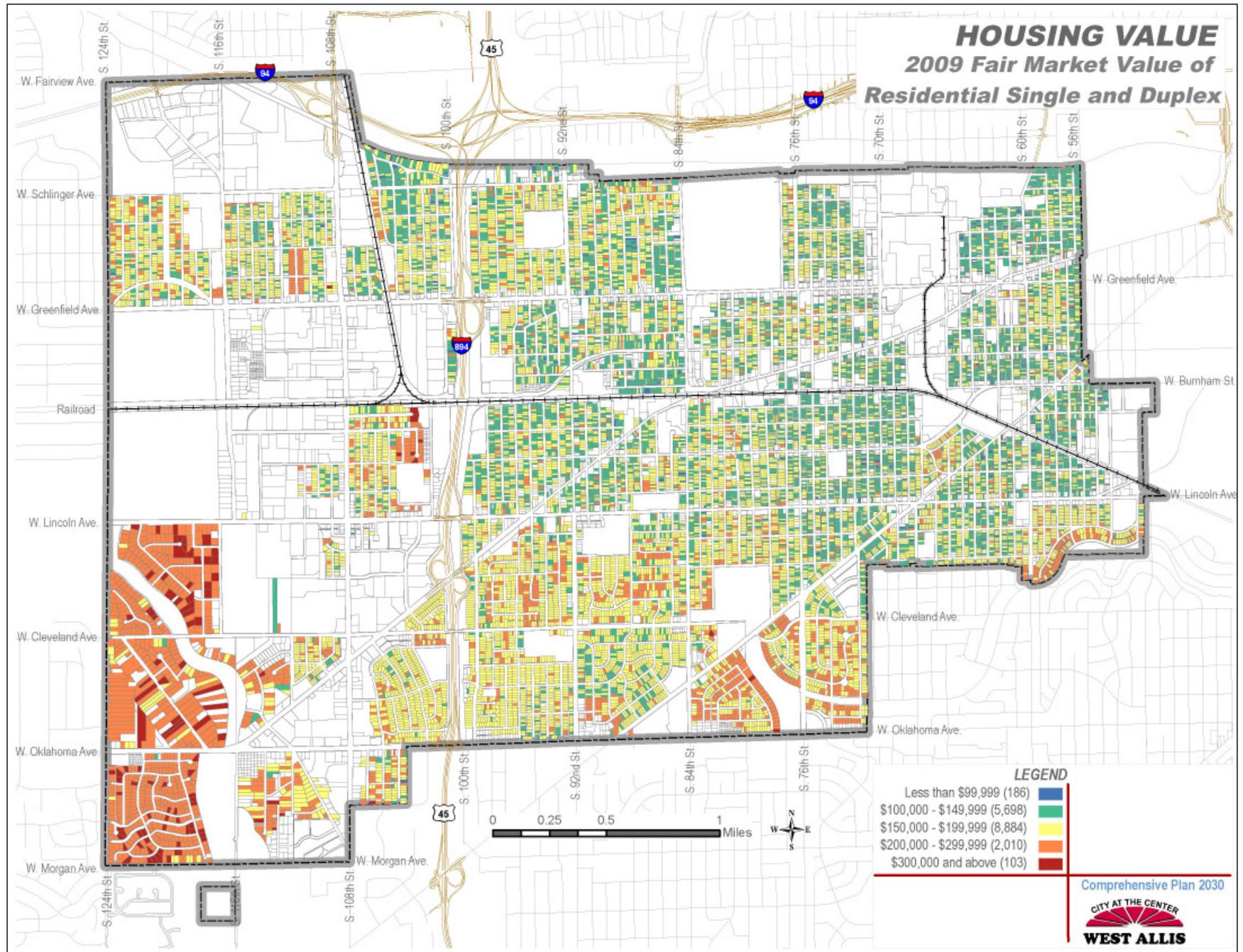
Source: U.S. Census Bureau 2005-2007 American Community Survey. WI DOA

Figure 5-14. SUMMARY OF HOUSING UNITS CONSTRUCTED

Year	SUMMARY OF HOUSING UNITS CONSTRUCTED			
	Total	Single Family	Two Family	Multi Family
1997	229	5	4	220
1998	76	2	10	64
1999	14	4	10	0
2000	23	5	6	12
2001	37	5	14	18
2002	56	7	4	45
2003	94	6	8	80
2004	14	6	8	0
2005	16	12	4	0
2006	89	5	2	82
2007	108	6	4	98
2008	246	2	4	240
Total Units	1,002	65	78	859

Source: City of West Allis, Building Inspections & Neighborhood Services, 2009

Figure 5-15.



people, Figure 5-5, between 2010 and 2030, this would be equivalent to over 2,400 new housing units (based on a household size of 2.23 persons).



ZONING AND LAND USE

Zoning

The City of West Allis has several zoning districts that regulate residential uses. These residential districts are outlined in the City's municipal code as follows:

- RE: The RE Residential Estate District is intended to provide areas for single-family residences in portions of the City characterized by the largest parcels of land.
- RA-1: The RA-1 Single Family Residence District is intended to provide areas for single-family residences in portions of the City characterized by larger parcels of land.
- RA-2: The RA-2 Single-Family Residence District is primarily intended to accommodate existing single family neighborhoods which are characterized by smaller lots than are required in the RA-1 District.
- RA-3: The RA-3 Single-Family Residence District is primarily intended to accommodate single family neighborhoods which are

characterized by smaller lots than those required in the RA-1 and RA-2 Districts.

- RA-4: The RA-4 Single-Family Residence District is primarily intended to accommodate existing single family neighborhoods which are characterized by smaller lots than those required in the other single family Residence Zoning Districts. It is specifically intended for areas of the City designated as Class "A" under the preceding City Zoning Ordinance. It is intended that areas under this District will not be extended into other parts of the City.
- RB-1: The RB-1 Residence District is intended to provide areas of the City which are substantially occupied by single and two (2) family dwelling units. It is designed to accommodate limited apartment dwellings while maintaining a lower density "owner-occupied" character.
- RB-2: The RB-2 Residence District is intended to provide areas in the City for single family, two (2) family and limited multi-family residential uses. It is specifically intended for areas of the City designated as Class "B" Residential under the preceding City Zoning Ordinance and represents a historical zoning pattern.
- RC-1: The purpose of the RC-1 Residence District is to provide areas in the City for lower density multifamily development.
- RC-2: The purpose of the RC-2 Residence District is to provide areas within the City for the densest residential development permitted under the terms of the Subchapter.

These nine zoning districts govern the majority of land in West Allis. Figure 5-16 offers a glimpse at the

quantity of land regulated by the zoning districts as of August 2009. The 2030 Comprehensive Plan will maintain these land uses.

In addition to these exclusive residential zones, residential uses are also allowed as permitted or Special Uses in the West Allis' commercial districts. These districts allow for mixed use, multi-family, and single and two family housing developments to supplement commercial activity along corridors throughout the city. Residential uses within commercial developments are outlined in the city's municipal code as follows:

- C-1: The Central Business District is intended to accommodate retail and office uses, which are characteristic of the city's traditional "downtown" area. Residential uses, in the form of mixed residential and commercial developments, as well as multi-family developments, are permitted as Special Uses within this district.
- C-2: The Neighborhood Commercial District is designed to provide convenience shopping in close proximity to nearby residential areas through the allowance of uses that satisfy daily or frequent needs. Single and two family residential uses, meeting the minimum requirements of the RB-2 District, are allowed as permitted uses, and mixed residential and commercial developments, and multi-family dwellings are permitted as Special Uses.
- C-3: The Community Commercial District is intended to allow for a larger consumer population and provides a wider range of uses to accommodate daily and occasional shopping requirements. Residential development in the form of single and two-family housing, meeting the minimum requirements of the RB-2 District, is a

Figure 5-16.

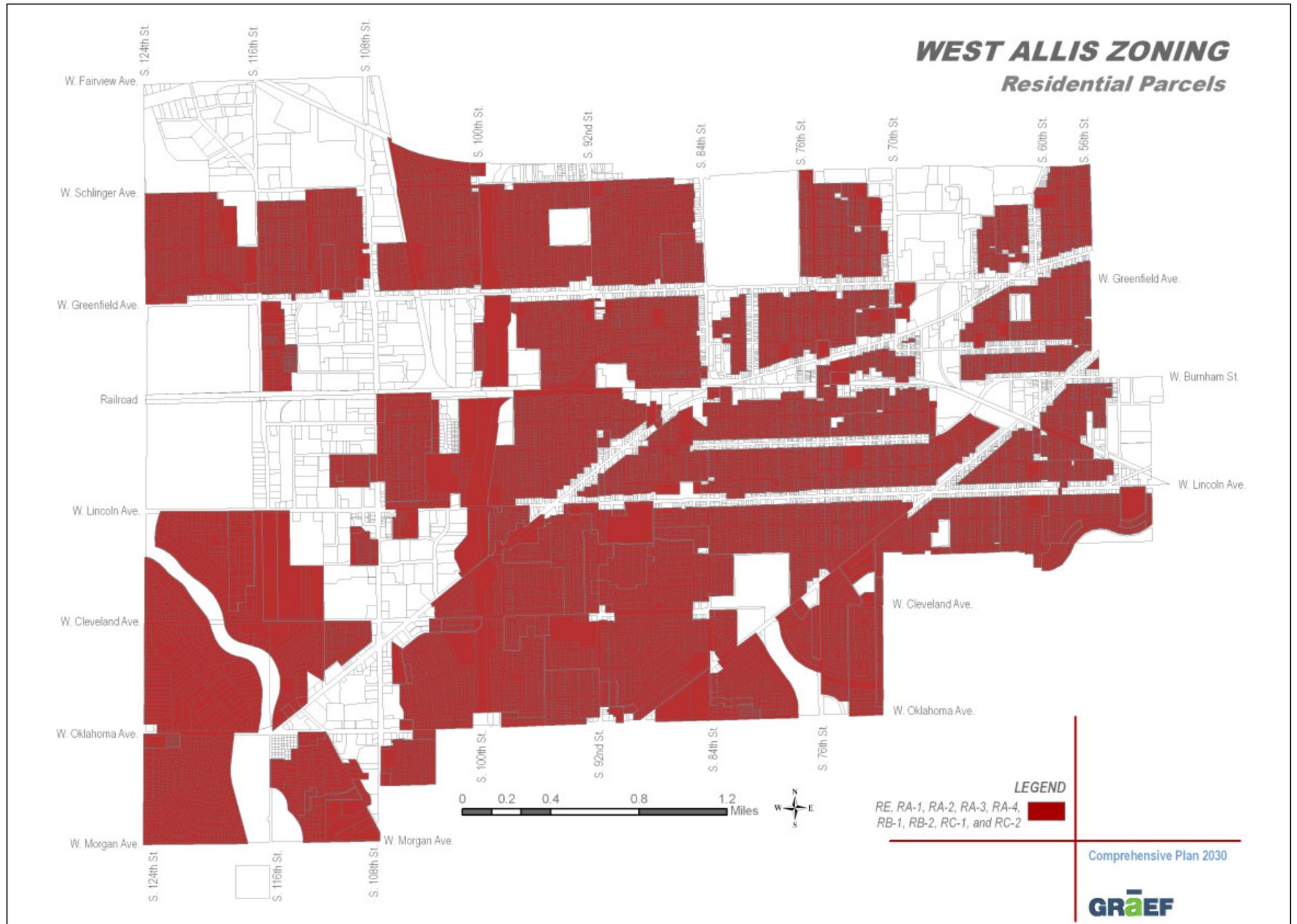
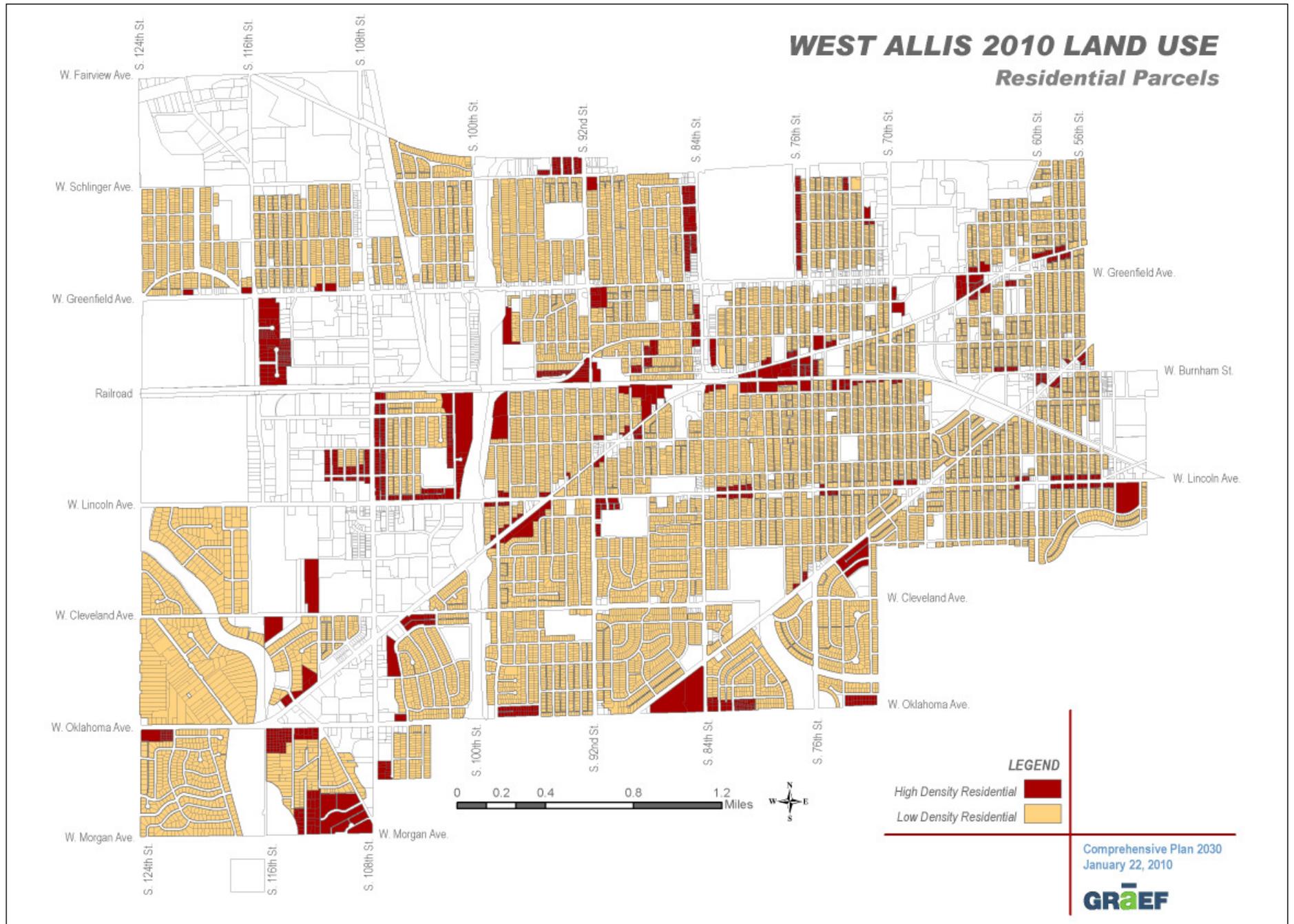


Figure 5-17.



permitted use, and mixed residential and commercial developments, and multi-family housing are permitted as a Special Use.

- C-4: The Regional Commercial District is designed to accommodate larger scale commercial land uses that rely on heavy automobile traffic for support. Mixed residential and commercial developments are permitted as a Special Use within this district.

Residential uses are not permitted within the City's Manufacturing District (M-1) or Park District (P-1).

Land Use

In the City's 1991 Comprehensive Plan, two residential land uses were proposed as part of the Master Land Use Plan:

- Single and Two Family Housing (Low Density Residential): Areas identified for lower density development on the land use plan reflect a general density of nine dwelling units per acre; characteristic of the single-family residential districts in the zoning ordinance and including older single family housing in the northwestern portion of the city.

- Multiple Family Development (High Density Residential): Areas identified for high density residential reflect a density of 15 to 20 dwelling units per acre, and generally relate to transitional areas between single family and commercial or manufacturing uses.

These land uses were proposed to guide West Allis in terms of residential land use decisions through the year 2010. These low density and high density residential areas are outlined in Figure 5-17. The land use element of this Plan provides an updated land use plan to guide West Allis through the year 2030.

HOUSING TYPES

West Allis is home to numerous types of architectural styles constructed during different periods throughout the past century. These housing types are outlined in Figure 5-18. "100 Years of Homes in West Allis," courtesy of Shannon Honl, provides an in-depth analysis of these housing types and their location throughout all neighborhoods in West Allis. The document is available for reference at City Hall. These styles should be referenced for future housing developments in the City.

CITY HOUSING PROGRAMS

The City's Department of Development has a Housing Office that offers a variety of loan and assistance programs, many of which are funded by grants. These loan and assistance programs are as follows:

Home Buyer Loan Program

Persons meeting household income guidelines may be eligible for assistance with down payment and closings costs when purchasing single-family homes or duplexes in West Allis.

Housing Rehabilitation Assistance Program for Homeowners

Single family dwellings and duplexes in West Allis that meet income limits are eligible for reduced rate loans of up to \$20,000 to assist with housing rehabilitation.

Housing Rehabilitation Assistance Program for Rental Property Owners

Non-owner occupied properties in West Allis whose tenants meet income limits may be eligible for reduced rate loans of up to \$14,999 to assist with rehabilitation.



Figure 5-18. Housing Types in the City of West Allis.

Popular House Types of West Allis 1900 - 1980

I. Bungalow Era (1900 - 1935)

A. Bungalow

- i. Four-Room, Box Bungalow
- ii. Standard Bungalow
West Allis, "Sun Porch" Bungalow
- iii. Side-Gabled Bungalow
- iv. Craftsman Bungalow

B. Duplex (Two-Flat)

- i. Duplex, Double-Door Type
- ii. Duplex, Separated-Door Type
- iii. Duplex, Back-Entry Type
- iv. Bungalow Duplex
Bungalow Duplex, Converted Type

C. Other Pre-1930, House Types

- i. Foursquare
- ii. Side-Hall House Types
- iii. Front-Gambrel, Dutch Colonial
- iv. Polish Flat



II. Cape Era (1920 - 1960)

A. Period Revival

- i. Traditional Cape
Picturesque Cape
- ii. Two-story, Center Hall Colonial
Two-story, Center Stair Colonial, Narrow Type
- iii. Two-story, Side Hall Colonial

B. Minimal Traditional

- i. Cape
- ii. Minimal Traditional, Front-Gabled
- iii. Minimal Traditional, Side-Gabled



III. Ranch Era (1950 - 1980)

A. Ranch

- i. Box Ranch
- ii. Standard Ranch, Detached Garage
- iii. Standard Ranch, Attached Garage
Standard Ranch, Breezeway Type

B. Two-story, Suburban Colonial

C. Split Level



Tenants whose rent has increased due to building improvements may be eligible for rent assistance.

Housing Choice Voucher Program

This program provides Section 8 Rent Assistance to help low income households pay a portion of their rent. The program is currently closed for new applications as the Housing Office serves the existing waiting list.

Free Home Security Program

The Housing Office is using Community Development funds to secure homes in West Allis. In the last several years the City of West Allis has secured over 2,000 homes free of charge. The security measures include deadbolt locks, pipes or burglar bars for basement windows, unbreakable glass over windows of entrance doors, door viewers and first floor window security.

Senior Housing

The Beloit Road Senior Housing Complex offers independent living for residents 55 years of age or older. Owned by the City of West Allis, this 104 unit affordable senior housing complex was originally built in 1949 as veteran's housing. It is still currently operated by the City. As a goal within this plan, the City aims to preserve and enhance affordable, quality housing options.

OTHER HOUSING PROGRAMS

In addition to the housing programs offered through the City of West Allis, programs are offered through the federal government, the state, and Milwaukee County that are applicable to the needs of West Allis residents.

Source: Shannon Honl.

This section provides a snapshot as to the housing programs currently available to property owners in West Allis.

Wisconsin Department of Commerce: Department of Housing and Community Development (DHCD)

Refer to Figure 5-19 for a list of programs referenced online by this department. The DHCD Household Housing Guide provides a significant amount of resources available to low- and moderate-income households in Wisconsin.

Wisconsin Partnership for Housing Development

Downpayment Plus Program (DPP): This program provides down payment and closing cost assistance to low and moderate-income households that receive mortgage financing through a Federal Home Loan Bank of Chicago Member. The assistance is in the form of a forgivable loan that is forgiven over a five year period. The maximum amount of the loan is \$4,000.

Downpayment Plus Advantage Program: This program also provides down payment and closing cost assistance to low and moderate-income households. With DPP Advantage, the mortgage financing must be provided by a nonprofit organization, such as Habitat for Humanity. The assistance is in the form of a forgivable loan that is forgiven over a five year period. The maximum amount of the loan is \$4,000.

Figure 5-19.

<p>FEDERAL HOME PROGRAMS</p> <ul style="list-style-type: none"> • CHDO Community Housing Development Organization • HHR Homebuyer and Rehabilitation Program • RHD Rental Housing Development Program • TBRA Tenant Based Rental Assistance Program
<p>COMMUNITY DEVELOPMENT BLOCK GRANT</p> <ul style="list-style-type: none"> • CDBG Community Development Block Grant Program • CDBG Revolving Loan Fund • EAP Emergency Assistance Program • NSP Neighborhood Stabilization Program
<p>SPECIAL NEEDS (Homeless)</p> <ul style="list-style-type: none"> • Critical Assistance Program (CA) • ESG/THP/HPP Emergency Shelter/Transitional Housing/Homeless Prevention Program • HOPWA Housing Opportunities for People with AIDS • HPRP Homelessness Prevention & Rapid Re-housing Program • PATH Project for Assist in the Transition from Homelessness • SOAR SSI Outreach, Access and Recovery • WISP/HMIS Wisconsin ServicePoint
<p>STATE PROGRAMS</p> <ul style="list-style-type: none"> • HCRI Housing Cost Reduction Initiative • IBRETA Interest Bearing Real Estate Trust Accounts Program • MHRP Manufactured Housing Rehabilitation and Recycling • SSSG State Shelter Subsidy Grant Program • WFS Wisconsin Fresh Start Program

Wisconsin Housing and Economic Development Authority (WHEDA)

- WHEDA Neighborhood Advantage
- Low-Income Housing Tax Credit Program (LIHTC)

U.S. Department of Housing and Urban Development (HUD)

Wisconsin Community Development Block Grant (CDBG) Program: Several CDBG programs are financed by HUD and administered through Milwaukee County.

Section 8 Rental Voucher Program, as referenced in the section of this chapter entitled "City Housing Programs."

Section 202 Supportive Housing for the Elderly Program: HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.

Section 203(b) Mortgage Insurance for One to Four Family Homes: HUD's Federal Housing Administration (FHA) insures mortgages made by qualified lenders to people purchasing or refinancing a home of their own. The mortgage limits in Milwaukee County are \$315,000 for one family; \$403,250 for two-family, \$487,450 for three-family, and \$605,750 for four-family.

Section 203(k) Rehab Mortgage Insurance: Section 203(k) insurance enables homebuyers

and homeowners to finance both the purchase (or refinancing) of a house and the cost of its rehabilitation through a single mortgage or to finance the rehabilitation of their existing home.

Section 811 Supportive Housing for Persons with Disabilities: HUD provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities, and provides rent subsidies for the projects to help make them affordable.

Competitively Awarded Homeless Programs (Continuum of Care): The Continuum of Care (CoC) is a set of three competitively-awarded programs created to address the problems of homelessness in a comprehensive manner with other federal agencies:

1. *Supportive Housing Program (SHP):* SHP helps develop housing and related supportive services for people moving from homelessness to independent living. Program funds help homeless people live in a stable place, increase their skills or income, and gain more control over the decisions that affect their lives.
1. *Shelter Plus Care (S + C):* The S + C program provides rental assistance that, when combined with social services, provides supportive

housing for homeless people with disabilities and their families. The program allows for a variety of housing choices such as group homes or individual units, coupled with a range of supportive services (funded by other sources).

1. *Single Room Occupancy (SRO):* The SRO program provides Section 8 rental assistance for moderate rehabilitation of buildings with SRO units - single-room dwellings, designed for the use of an individual, that often do not contain food preparation or sanitary facilities. A public housing authority makes Section 8 rental assistance payments to the landlords for the homeless people who rent the rehabilitated units. Annual contracts with eligible providers for 10 years. No single city or urban county can receive more than 10 percent of SRO funds awarded in a given year.

Title I: Property Improvement Loan Insurance: The FHA makes it easier for consumers to obtain affordable home improvement loans by insuring loans made by private lenders to improve properties that meet certain requirements. Lending institutions make loans from their own funds to eligible borrowers to finance these improvements. The Title I program insures loans to finance the light or moderate rehabilitation of properties,

as well as the construction of nonresidential buildings on the property. This program may be used to insure such loans for up to 20 years on either single- or multi-family properties.

FAIR HOUSING BOARD

The City's Fair Housing Board works to ensure equal housing opportunities for all West Allis residents. The Board also promotes throughout the community, including businesses, housing providers, real estate professionals, with awareness programs like the Fair Housing Poster Contest and proactive educational materials. The Board processes all claims of discrimination in housing and is charged with receiving, investigating and elimination or remedying discrimination by means of conciliation, persuasion, education or litigation.

CONCLUSION

The City of West Allis has a variety of housing types, housing prices, and housing amenities. Maintaining the older housing stock while developing new units, will provide a strong future of residential choices throughout the City.

