

Minutes of the Third Meeting of the

REGIONAL HOUSING PLAN ADVISORY COMMITTEE

DATE: September 23, 2009
TIME: 1:30 p.m.
PLACE: Wauwatosa Public Library
Firefly Room
7635 W. North Avenue
Wauwatosa, Wisconsin

Members Present

David Cappon Executive Director, Waukesha Housing Authority
Michael Cotter Director, Land Use and Resource Management, Walworth County
Joe Heck Assistant Director, Racine Department of City Development
Rob Henken President, Public Policy Forum
Gary Koppelberger City Administrator, City of Hartford
Jeff Labahn Director of City Development, City of Kenosha
J. Scott Mathie Vice President of Government Affairs, Metropolitan Builders Association
George E. Melcher Director, Kenosha County Planning and Development
Michael Murphy Alderman, City of Milwaukee
Antonio M. Pérez Executive Director, City of Milwaukee Housing Authority
Brian Peters Housing Policy Advocate, IndependenceFirst; EJTF Member
Kim Plache Senior Community Relations Officer, Milwaukee Office of WHEDA
Mary Kay Schleiter Associate Professor,
Department of Sociology, University of Wisconsin-Parkside
Kori Schneider-Peragine Senior Administrator, Community and Economic Development,
Metropolitan Milwaukee Fair Housing Council
Dale R. Shaver Director, Waukesha County Department of Parks and Land Use
Michael J. Soika Executive Director, YMCA Urban Campus, Milwaukee
Scott Thistle President, Brookstone Home Builders, Waukesha
John F. Weishan, Jr. Supervisor, Milwaukee County Board

Guests and Staff Present

Stephen P. Adams Public Involvement and Outreach Manager, SEWRPC
Nancy M. Anderson Chief Community Assistance Planner, SEWRPC
Jesse R. Greenlee Manager, Community Development, WHEDA
Benjamin R. McKay Principal Planner, SEWRPC
Delbert F. Reynolds Field Office Director, Milwaukee Office of HUD
Marne J. Stuck Government Affairs Director, Greater Milwaukee Realtor's Association
Kenneth R. Yunker Executive Director, SEWRPC

CALL TO ORDER

SEWRPC Executive Director Ken Yunker called the meeting of the Regional Housing Plan Advisory Committee to order at 1:35 p.m., welcoming those in attendance. Mr. Yunker stated that he is filling in for Committee Chairman William Drew, who could not attend today's meeting.

APPROVAL OF MEETING MINUTES OF JULY 1, 2009

Mr. Yunker asked for a motion to approve the minutes from the July 1, 2009, meeting. Mr. Labahn made a motion to approve the minutes from the July 1, 2009, meeting. Mr. Cotter seconded the motion. Mr. Yunker asked for any discussion on the minutes. Mr. Reynolds stated that he has two comments for consideration. First, the statement "HUD does not currently operate any homeownership programs" would be more accurate if it is changed to "While HUD does not directly offer housing subsidies for home purchases, it does administer the FHA mortgage insurance program for home purchases. In addition, HUD Block Grant and HOME Investment funds, as well as other funds, are made available." Second, he suggested that John Finger's remarks regarding the family self-sufficiency program should be changed to "HUD has a family self-sufficiency program to increase self sufficiency among program participants and reduce dependency on HUD programs." The minutes with these corrections were approved unanimously.

DISCUSSION OF THE FIRST SERIES OF REGIONAL HOUSING PLAN PUBLIC INFORMATIONAL MEETINGS AND THE REVISED REGIONAL HOUSING PLAN SCOPE OF WORK

Mr. Yunker noted that a PowerPoint presentation was provided as a summary of the meeting's agenda items (see Attachment 1). He then directed the Committee's attention to the section regarding the first series of public informational meetings and the scope of work. He presented a summary of the meeting format, locations, and public comments. He then stated that the scope of work has been updated to incorporate the public comments and it will remain flexible to account for additional public and committee input as the planning process continues.

CONSIDERATION OF CHAPTER I, "INTRODUCTION," OF THE REGIONAL HOUSING PLAN

Mr. Yunker stated that Chapter I was an agenda item for the last meeting; however, the presentations by HUD and WHEDA staff and subsequent discussion did not permit consideration of Chapter I. Mr. Yunker stated that Chapter I provides a brief introduction to the plan through a description of the Region, previous housing planning efforts, the scope of work, public involvement, Advisory Committee structure, and plan chapter outline. Mr. Peters referenced the Housing Discrimination Analysis summary in the scope of work section on page seven and noted that the State has its own fair housing law, known as the Wisconsin Open Housing Law, and requested that the chapter include this information.

[Secretary's Note: The footnote on page I-7 of Chapter I will be revised to read as follows: Protected classes under Federal law include race, color, sex, national origin/ancestry, religion, disability/handicap, and familial status. Additional protected classes under the Wisconsin Open Housing Law include age, marital status, lawful source of income, and sexual orientation. Mr. Melcher made a motion to approve Chapter I, "Introduction," with the change. Mr. Thistle seconded the motion and it was approved unanimously.]

CONSIDERATION OF CHAPTER II, “OBJECTIVES, PRINCIPLES, AND STANDARDS,” OF THE REGIONAL HOUSING PLAN

Mr. Yunker presented Chapter II noting that the first section is the definition of housing problems in the Region. He stated that several components of the problem were identified early in the planning process, and additional components were identified as a result of public input during the review of the scope of work.

The following discussion points and comments were made regarding the definition of housing problems:

1. Mr. Shaver stated that the imbalance between jobs and housing component of the problems refers only to “new” employment centers. Mr. Yunker suggested that the word “new” be removed. Mr. Mathie stated that the Region is too broad a geographical area, because the imbalance between jobs and housing is greater in some areas of the Region than others. Mr. Yunker suggested that “Region” should be replaced by “sub-areas of the Region.”
2. Mr. Thistle stated that different types of housing that may be desirable and affordable to various income ranges should be considered in the plan. Mr. Yunker stated that the wages of the workforce within each sub-regional housing analysis area will be taken into consideration and compared to the cost of housing in each sub-area, in an effort to provide housing that is affordable to area workers. Mr. Soika noted that last standard on page 12b of the chapter addresses this concern.
3. Ms. Schneider-Peragine stated that the housing discrimination component of the housing problem in the Region may need to be expanded to include racial discrimination due to the deliberate discriminatory practices of the past. Mr. Pérez suggested that the concentration of low-income and minority populations component of the problem addresses this concern. Mr. Yunker suggested that all components of the problem can be bulleted in the text to make them clearer. Ms. Schneider-Peragine stated that there could be a difference between racial segregation and minority segregation and asked Mr. Reynolds if HUD has any guidance on this issue. Mr. Reynolds noted that illegal housing discrimination involves other protected classes in addition to race.

Mr. Yunker stated that the second section of Chapter II includes proposed sub-regional housing analysis areas. He stated that the purpose of the sub-areas is to facilitate data collection and analysis and provided several examples. He also stated that the sub-area boundaries shown on Map II-1 are preliminary and may change as staff and the Advisory Committee proceed with data collection and analysis. Mr. Yunker then recognized a suggestion by Mr. Heck that the City of Racine be separated from the surrounding communities in sub-area number 27 and that a similar approach should be taken with the City of Kenosha in sub-area 30. Mr. Labahn stated that the boundary agreements between the City of Kenosha and surrounding communities should be considered if the sub-area is realigned.

The following discussion points and comments were made regarding the determination of sub-regional housing analysis areas:

1. Mr. Yunker stated that another change to the sub-areas could be dividing the City of Milwaukee into a few sub-areas. He stated that the list serve could be used for Committee suggestions regarding how to further divide the City of Milwaukee sub-area. Mr. Murphy asked what the rationale would be for dividing the City into smaller sub-areas. Mr. Yunker stated that the current

sub-area (the entire City of Milwaukee) is much larger than any of the other sub-areas, and the income-housing relationship may vary in different portions of the City.

2. Mr. Mathie suggested that some of the sub-areas in Milwaukee County could be modified. He suggested that they could be realigned to include Franklin, Oak Creek, and Hales Corners in one sub-area and West Allis, Greenfield, and Wauwatosa in another sub-area.
3. Mr. Cappon stated that Milwaukee County needs to provide housing suitable for higher-income households to stop the movement of jobs to the suburban counties. Company location decisions are often made based on the lifestyles of a company's executives. The resulting movement of jobs to the suburbs has a negative impact on lower-income workers.
4. Mr. Koppelberger stated that matching housing to the needs of the future workforce may be difficult because of the types of jobs that may be prevalent in the future. There may be an increase in intellectual jobs, which may draw workers with different incomes and housing preferences. Mr. Cappon stated that making assumptions regarding matching housing to workforce needs is difficult because new major employment centers are developed in areas of the Region that are not recommended by the regional land use plan. Mr. Murphy stated that past trends still need to be analyzed. Mr. Weishan stated Milwaukee County may have a perception problem, but it has a great diversity of housing stock that fits a wide variety of lifestyles from lakefront condominiums to communities with primarily suburban-style single family homes. He also stated that communities do not look at all of the costs of serving a large company when it moves in. An example is the cost of new transit lines. He stated that these costs need to be considered to determine the true cost of a company relocating to another community.
5. Mr. Murphy stated that the use of Tax Increment Financing (TIF) has expanded from its original intent of restoring brownfield sites in urban areas for redevelopment, to providing infrastructure for greenfield sites in suburban areas, which facilitates the movement of companies from urban areas to suburban areas. Mr. Cappon stated that the Oconomowoc area is an example of large employers located in areas that have suitable housing stock for professional level employees, but few alternatives for lower-income employees. Mr. Weishan stated that companies should not get public subsidies if they do not provide workforce housing.
6. Mr. Yunker stated that as part of the sub-area analyses, the type of housing units in Milwaukee County can be compared to the outlying areas of the Region. Workforce housing will also be analyzed by sub-area. Sub-areas can be altered as data collection and analysis is undertaken. Comments from this meeting indicate that the Cities of Racine and Kenosha need to be separate sub-areas, the City of Milwaukee should be subdivided, and staff should consider whether the sub-areas for Milwaukee County outside the City should be reconfigured.
7. Mr. Peters stated that the availability of data may limit how some sub-areas are divided or realigned. Mr. Yunker stated that most data is available at the community level, but staff will need to proceed with data collection before the limitations can be determined. Mr. Cappon stated that political boundaries have an impact on home values, and this may need to be taken into consideration if sub-areas are realigned. Mr. Shaver stated that a sense of community should be used if the sub-areas are realigned. Mr. Thistle noted that school district boundaries also play an important role in determining housing values.

8. Mr. Cappon stated that many of the unemployed and underemployed residents of the Region live on the northwest side of Milwaukee, which is a long commuting distance from many of the new employment centers in Waukesha County. He stated that the commute is almost impossible for those who rely on transit.

Mr. Yunker stated that staff will use the comments from today's meeting to reevaluate the sub-areas and provide the results to the Committee.

Mr. Yunker stated that the third section of Chapter II includes a definition of affordable housing. He stated that the term affordable housing is often used inconsistently. For the purposes of the regional housing plan, the HUD definition of housing affordability, which is widely accepted, will be used and applied to each sub-regional housing analysis area.

Mr. Yunker stated that the remaining sections of the chapter set forth a vision statement for housing in the Southeastern Wisconsin Region and objectives, principles, and standards that support the vision statement. He stated that the vision statement serves to combine the objectives into one concise statement regarding the desired future of housing in the Region, and it may change as new information and concerns develop during the planning process. The vision statement is: "Provide financially sustainable housing opportunities for persons of all income levels, age groups, and special needs throughout the entire Southeastern Wisconsin Region."

The following discussion points and comments were made regarding the housing vision statement and objectives, principles, and standards:

1. Mr. Soika stated that the standards for objective number six should be expanded. Mr. Yunker stated that additional standards to measure the objective will be prepared and presented at the next Committee meeting. He also stated that any ideas for additional standards can be shared through the list serve.
2. Mr. Henken asked if staff will use existing housing plans and documents, such as Milwaukee County's 10 year plan to end homelessness, to aid in preparation of the regional plan. Mr. Yunker stated that staff and the Committee will consider existing plans and documents.
3. Mr. Mathie referred to objective number seven and stated that environmentally responsible could have many meanings. Mr. Mathie offered to give a presentation on the Build Green Wisconsin program at a future meeting.
4. Mr. Koppelberger noted that towns may be in opposition to some recommendations regarding the environment. He stated that towns are generally in opposition to some of the regional land use plan recommendations that limit residential development in rural areas. Mr. Yunker stated that the recommendations for rural areas are intended to preserve productive farmlands, open space, and environmental features such as environmental corridors, which are only protected in sewer service areas. He also stated that Table II-2 includes a footnote that defines environmentally sensitive development; however, this information will be added to the text of the standard.
5. Mr. Mathie asked why the standard referencing natural resource protection objectives and standards set forth in the 2035 regional land use plan was included. Mr. Yunker stated that the 2035 regional land use plan sets forth specific standards for natural resource protection and that these standards should be included in the housing plan.

6. Mr. Yunker stated that the objectives and standards are flexible and can be revised during the planning process. Mr. Soika made a motion to approve Chapter II, "Objectives, Principles, and Standards," as a working draft. Ms. Schneider-Peragine seconded the motion and it was approved unanimously.

CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Yunker asked Ms. Schneider-Peragine if she would like to review the letter transmitted from the Metropolitan Milwaukee Fair Housing Council to Advisory Committee members (see Attachment 2). Ms. Schneider-Peragine stated that the letter is intended to update Committee members on an agreement regarding furthering fair housing in Westchester County, New York and the City of South Milwaukee's plans to demolish the Lake Bluff Apartments, an affordable and accessible housing development. She stated that HUD is developing a clear set of regulations regarding the requirements to further fair housing for communities that receive CDBG funds. She asked Mr. Reynolds if he had any additional information. Mr. Reynolds reiterated that the regulations are currently under preparation. Ms. Schneider-Peragine stated that the objectives and standards in Chapter II address the concerns in the letter.

DISCUSSION OF NEXT MEETING DATE

Mr. Yunker stated that the next Advisory Committee meeting is tentatively scheduled for December 2, 2009. An anticipated agenda item for that meeting is a review of Chapters III, "*Plans and Programs that Impact Housing in the Region,*" of the regional housing plan.

[Secretary's Note: The next meeting of the Regional Housing Plan Advisory Committee is scheduled for December 9, 2009.]

ADJOURNMENT

Mr. Yunker thanked the committee members and guests for their time and participation and declared the meeting adjourned at 3:10 p.m.

Respectfully submitted,

Benjamin R. McKay
Recording Secretary

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