

Minutes of the Fourteenth Meeting of the
REGIONAL HOUSING PLAN ADVISORY COMMITTEE

DATE: October 26, 2011
TIME: 1:30 p.m.
PLACE: Tommy G. Thompson Youth Center, Banquet Room 2
State Fair Park
640 S. 84th Street
Milwaukee, Wisconsin

Members Present

Michael Cotter Director, Walworth County
Land Use and Resource Management Department
Joe Heck.....Assistant Director, Racine Department of City Development
Rob Henken President, Public Policy Forum, Milwaukee
Jeff Labahn..... Director of City Development, City of Kenosha
George MelcherDirector of Planning and Development, Kenosha County
Linda Olson.....Director, Aging and Disability Resource Center of Washington County
Antonio M. PérezExecutive Director, City of Milwaukee Housing Authority
Mary Kay SchleiterAssociate Professor,
Department of Sociology, University of Wisconsin-Parkside
Kori Schneider-PeragineSenior Administrator, Inclusive Communities Program,
Metropolitan Milwaukee Fair Housing Council
Dale Shaver..... Director, Waukesha County Department of Parks and Land Use
Michael Soika. Vice President, Urban Strategy and Social Responsibility
YMCA of Metropolitan Milwaukee
Andrew StruckDirector, Ozaukee County Planning and Parks Department

Guests and Staff Present

Stephen P. Adams Public Involvement and Outreach Manager, SEWRPC
Nancy M. Anderson Chief Community Assistance Planner, SEWRPC
Glen Lewinski..... Community Development Coordinator, Waukesha County
Benjamin R. McKayPrincipal Planner, SEWRPC
Christopher D. Parisey Planner, SEWRPC
Kerry Thomas. Executive Director, Transit NOW
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 1:40 p.m., welcoming those in attendance. Mr. Yunker stated that he would be chairing the meeting because Committee Chairman William Drew could not attend.

APPROVAL OF MEETING MINUTES OF SEPTEMBER 28, 2011

Mr. Yunker asked if there were any questions or comments on the September 28, 2011, meeting minutes. There were none. Hearing no additional comments, Mr. Yunker asked for a motion to approve the meeting minutes. Mr. Soika made a motion to approve the minutes from the September 28, 2011, meeting. Ms. Schneider-Peragine seconded the motion. There being no further discussion, the minutes were approved unanimously by the Committee.

FURTHER REVIEW AND CONSIDERATION OF APPROVAL OF THE PRELIMINARY DRAFT OF CHAPTER VIII, *JOB/HOUSING BALANCE*, OF THE REGIONAL HOUSING PLAN

Mr. Yunker noted that Chapter VIII was reviewed at the September 28, 2011, meeting. He noted that the meeting minutes include Chapter VIII revisions intended to address Committee comments and suggestions. He asked if there were any questions or comments regarding the revisions. There were none. Hearing no additional comments, Mr. Yunker asked for a motion to approve the Chapter. Mr. Shaver made a motion to approve Chapter VIII, *Job/Housing Balance*. Mr. Melcher seconded the motion. There being no further discussion, the Chapter was approved unanimously by the Committee.

DISCUSSION AND CONSIDERATION OF APPROVAL OF THE REVISED DRAFT OF CHAPTER X, *SUBSIDIZED AND TAX CREDIT HOUSING*, OF THE REGIONAL HOUSING PLAN, INCLUDING NEW PART 4, *EMERGENCY SHELTER NEEDS AND FACILITIES*

Mr. Yunker noted that the preliminary draft of Chapter X was reviewed by the Committee at the May 25, 2011, meeting. He noted that a revised version of Chapter X was included in the Committee meeting packet. The revised version includes revisions intended to address the comments from the May 25, 2011, meeting, which are underlined. He also noted that the revised draft includes Part 4, *Emergency Shelter Needs and Facilities*, which has not been reviewed by the Committee. Mr. Yunker asked Mr. McKay of the Commission staff to review the revisions to Chapter X. Mr. McKay noted that the main revision is a new Map X-1, which shows the number of Section 8 Housing Choice Voucher holders by Census Tract in the Region. He also noted that former Maps X-5 and X-6, which showed comparisons of families in poverty to subsidized housing units, were removed at the request of the Committee. He noted that Committee members had commented that these maps might have understated the need for subsidized housing in the Region. Mr. McKay also noted that insets showing Milwaukee County were added to Maps X-3 and X-4 at the request of the Environmental Justice Task Force. Mr. Yunker asked if there were any questions regarding the revisions. There were none. Mr. Yunker then asked Mr. McKay to review Part 4 of Chapter X. The following discussion points and comments were made during the review:

1. Mr. Soika asked if the homelessness statistics include families or individuals that are living “doubled up” with relatives or friends. Mr. McKay responded that the statistics include persons that have received services from a homeless service provider, which includes those who have spent time in an emergency shelter or transitional housing, and also may include those who have received supportive services. The statistics do not specify the number of persons who may be doubled up with relatives or friends. He also noted that families or persons living with relatives or friends would not be considered homeless under the HUD definition of homelessness.
2. Ms. Olson noted that the Hebron House emergency shelter facility in the City of West Bend recently closed.

[Secretary's Note: The Hebron House emergency shelter and transitional housing facilities in West Bend have been removed from Table X-31.]

3. Ms. Schleiter suggested adding a comparison of homeless shelter facilities and the homeless population. Mr. McKay noted that a column could be added to Table X-32 showing the number of persons that spent time in an emergency shelter and others who received transitional housing assistance or other assistance; however, this is only a count of the persons that received assistance and does not necessarily reflect the demand for homeless shelter or transitional housing facilities at one point in time. He noted that Wisconsin Service Point (WISP) is currently collecting bed utilization rate data, which addresses the demand for services; however, that data is not yet available.

[Secretary's Note: Bed utilization rate data will be included in the chapter when it becomes available.]

4. Mr. Pérez suggested adding information regarding the Milwaukee Supportive Housing Commission.

[Secretary's Note: A section regarding the Milwaukee City/County Commission on Supportive Housing has been added to page X-32 of the Chapter after the "At Risk Population" section (see Attachment 1).]

5. Ms. Schneider-Peragine referenced the "Challenges" section on page X-34 and noted that the HUD definition of homelessness is a challenge because it does not include families and individuals that are living "doubled up" with relatives or friends in the same housing unit, which may lead to under-estimating the demand for assistance. Mr. Soika noted that Census data includes the relationship of household members to the householder, which may show how many families in the Region are doubled up. Ms. Schneider-Peragine noted that this discussion may be most appropriate on page X-27, which includes the HUD definition of homelessness.

[Secretary's Note: The Census collects data on the relationship of household members to the householder (generally the head of household); however, this data has not been included in the Chapter. Household members can include both relatives and nonrelatives; however, since there is no indication as to the alternative housing options available to household members, this data cannot be used to determine how many persons would otherwise be homeless, or alternatively, living in their own household. The following sentence was added after the second sentence in the last paragraph (partial) on page X-27:

"There may also be a significant number of people who are staying with relatives or friends who cannot afford housing of their own. Families and individuals who are "doubled up" with family and friends are not considered homeless by HUD, but could be at risk of homelessness."

The second sentence in the Challenges section on page X-34 was revised as follows:

“High unemployment and underemployment may increase the number of people who are at risk of experiencing homelessness, and people staying in the homes of relatives or friends who are not considered homeless under the HUD definition may result in under-estimating the demand for homelessness services.”]

6. Mr. Henken noted that many persons with disabilities rely on Supplemental Security Income (SSI) payments from Social Security as their source of income. He noted that the Public Policy Forum found that the amount of income received through SSI payments does not keep pace with the cost of housing, which is documented in the 2009 report titled, *Give Me Shelter: Responding to Milwaukee County’s Affordable Housing Challenges*.

[Secretary’s Note: The following sentences were added to the end of the first full paragraph on page X-32:

“Many persons with cognitive disabilities also rely on Supplemental Security Income (SSI) payments from Social Security as their source of income. A 2009 study by the Public Policy Forum titled, *Give Me Shelter: Responding to Milwaukee County’s Affordable Housing Challenges*, finds that SSI payments do not keep pace with the cost of housing. As described in Chapter IX, a person with a disability receiving SSI payments would have to pay 80 percent of their monthly income to rent an efficiency apartment, and 96 percent of their income to rent a one-bedroom apartment, at fair market rents in Milwaukee County, where 74 percent of persons receiving SSI payments lived in 2010.”

The following sentence was added to the end of the “Challenges” section on page X-34:

“In addition, persons with disabilities who rely on SSI payments clearly require assistance through housing vouchers or other assistance to maintain stable housing.”]

7. Mr. Yunker asked if there were any further questions or comments regarding Chapter X. There were none. Hearing no additional comments, Mr. Yunker asked for a motion to approve the Chapter. Mr. Melcher made a motion to approve Chapter X, *Subsidized and Tax Credit Housing*, incorporating comments discussed by the Committee. Mr. Cotter seconded the motion. There being no further discussion, the Chapter was approved unanimously by the Committee.

PUBLIC MEETING SCHEDULE AND REVIEW OF NEWSLETTER NO. 3

Mr. Yunker stated that a series of public meetings will be held throughout the Region beginning on November 16. He noted that the inventory and analysis phase of the planning process has been completed and will be presented at the meetings. In addition, public input on housing issues will be gathered to help shape plan recommendations. Mr. Yunker noted that one of the public meetings will be held at the Tommy Thompson Youth Center after the next Advisory Committee meeting on November 30, 2011. The public meeting on November 30 will include an opportunity for the public to provide comments in a “public hearing” format. He encouraged Advisory Committee members to attend the meetings, and noted that name tags will be made for any Advisory Committee members that attend a meeting.

Mr. Yunker then stated that a draft of Newsletter No. 3, which is intended to be a companion to the public meetings, was enclosed with the meeting packet. He noted that the newsletter includes a meeting schedule and inventory and analysis findings, which are organized by plan objectives. Ms. N. Anderson of the Commission staff noted that a summary brochure was also prepared and that it will be translated into Spanish. Mr. Yunker noted that a shorter, more simplified flyer was also prepared and will be translated into Spanish. The newsletter, brochure, and flyer (both English and Spanish versions) will be posted on the Commission website. Mr. Yunker then asked if there were any questions or comments on the newsletter. The following discussion points and comments were made regarding the newsletter:

1. Mr. Soika asked if there was any discussion regarding current and projected concentrations of minority and low-income populations in the Region. Mr. McKay noted that the plan does not contain information regarding projected concentrations of minority and low-income populations in the Region; however, it is noted in Chapter VIII, *Job/Housing Balance*, that communities with a current job/housing imbalance are anticipated to have an imbalance in 2035 based on the analysis of local government comprehensive plans. Ms. N. Anderson noted that Chapter VI, *Housing Discrimination and Fair Housing Practices*, includes extensive discussion and findings regarding the concentrations of minority and low-income populations in the Region's central cities. She also noted that the recommended plan chapter will address the Chapter VI findings.

NEXT STEPS: BEST PRACTICES AND RECOMMENDED PLAN CHAPTERS

Mr. Yunker asked Ms. N. Anderson to review the next steps in the planning process. Ms. N. Anderson stated that Chapter XI, *Best Housing Practices*, is anticipated to be reviewed at the November 30, 2011, committee meeting. She also stated that Part 1 of Chapter XII, *Recommended Housing Plan for the Region*, which will set forth the overall housing need in the Region, is anticipated to be reviewed at the January 30, 2012, meeting, and preliminary plan recommendations are anticipated to be reviewed at a Committee meeting in April 2012. Mr. Yunker stated that staff would like Committee members to have a discussion regarding preliminary plan recommendations, and the discussion will be continued at the November 30 meeting. He noted that the recommendations will be included in the preliminary draft of Chapter XII and presented during another series of public meetings. The following comments were made during discussion of preliminary plan recommendations:

1. Mr. Henken suggested that the recommendations address funding sources for housing trust funds.
2. Mr. Labahn suggested that a common framework be provided to the Committee to facilitate the discussion. Mr. Shaver suggested using the plan objectives. Mr. Yunker stated that staff will develop a handout for the next meeting that can be used as a framework for the discussion. Mr. Melcher suggested providing the handout to Committee members in advance of the meeting to allow more time to formulate suggestions. Mr. Yunker stated that the handout will be mailed with the packet for the next meeting, and will also be distributed to Committee members via e-mail.
3. Mr. Soika noted that the socio-economic impact analysis (SEI) of the plan should address the socio-economic impacts of not implementing the plan.
4. Ms. Schneider-Peragine noted that the Legacy Regional Housing Plan included fair share recommendations for affordable housing that were not well received by some communities in the Region. She asked if strategies will be identified to implement the recommendations of the

current plan. Mr. Yunker noted that plan is advisory; however, Chapter XII will include an implementation section. Mr. Shaver noted that housing recommendations set forth in County comprehensive plans can be used as a starting point for the regional housing plan recommendations.

PUBLIC COMMENTS

Mr. Yunker asked if there were any public comments. There were none.

CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Yunker asked if there were additional correspondence or announcements. There were none.

NEXT MEETING DATE

Mr. Yunker noted that the next meeting is scheduled for November 30, 2011, from 1:30 p.m. to 3:30 p.m. at the Tommy G. Thompson Youth Center located at State Fair Park, 640 S. 84th Street. He also noted that a public meeting will follow.

[Secretary's Note: The November 30 Advisory Committee meeting will be held in Meeting Room 4 (formerly Banquet Room 1) instead of Banquet Room 2. The public meeting will be held in the Multi-Purpose Room, beginning at 4:30. A public hearing will be held in an adjacent meeting room, beginning at 5:00.]

ADJOURNMENT

Mr. Yunker thanked the Committee members and guests for their time and participation and asked for a motion to adjourn the meeting. Mr. Pérez made a motion to adjourn the meeting. Mr. Melcher seconded the motion and it was approved unanimously. The meeting was adjourned at 2:30 p.m.

Respectfully submitted,

Benjamin R. McKay
Recording Secretary

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