

**MINUTES**

**SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION**

**PLANNING AND RESEARCH COMMITTEE**

Tuesday, November 8, 2011

1:32 p.m.

SEWRPC Office Building  
Commissioners' Conference Room  
W239 N1812 Rockwood Drive  
Waukesha, Wisconsin

Present:

Excused:

Committee Members:

Daniel S. Schmidt, Chairman  
Gilbert B. Bakke  
Michael A. Crowley  
José M. Delgado  
William R. Drew  
William E. Johnson  
Robert W. Pitts  
John Rogers  
Nancy Russell  
Linda J. Seemeyer  
Peggy L. Shumway  
Daniel W. Stoffel  
John F. Weishan, Jr.

Kimberly L. Breunig  
Charles L. Colman  
David L. Eberle  
David L. Stroik

Staff:

Kenneth R. Yunker  
Elizabeth A. Larsen  
Debra A. D'Amico  
Nancy M. Anderson

Executive Director  
Business Manager  
Executive Secretary  
Chief Community Assistance Planner

**ROLL CALL**

Chairman Schmidt called the meeting to order at 1:32 p.m. Roll call was taken and a quorum was declared present. Mr. Yunker noted for the record that Commissioners Breunig, Colman, Eberle, and Stroik had asked to be excused.

**APPROVAL OF MINUTES OF MEETING OF SEPTEMBER 14, 2011**

Chairman Schmidt asked if there were any changes or additions to the September 14, 2011, meeting minutes.

On a motion by Mr. Bakke, seconded by Mr. Delgado, and carried unanimously, the minutes of the meeting of September 14, 2011, were approved as published.

**CONSIDERATION OF CHAPTER VI, “HOUSING DISCRIMINATION AND FAIR HOUSING PRACTICES” AND CHAPTER VIII, “JOB/HOUSING BALANCE” OF SEWRPC PLANNING REPORT NO. 54, “A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035”**

Chairman Schmidt asked Mr. Yunker to briefly describe the chapters of the regional housing plan completed to date. After a brief update on the regional housing plan, Mr. Yunker then introduced Ms. Nancy M. Anderson of the Commission staff and requested that she present to the Committee Chapter VI, *Housing Discrimination and Fair Housing Practices*, and Chapter VIII, *Job/Housing Balance* of SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin: 2035*.

**Chapter VI, “Housing Discrimination and Fair Housing Practices” with Appendices F, G, and H**

Ms. Anderson reviewed with the Committee Chapter VI, *Housing Discrimination and Fair Housing Practices*, of the regional housing plan. Ms. Anderson utilized a PowerPoint presentation to assist in the review of this chapter and of Chapter VIII (copies attached to Official Minutes).

Ms. Anderson noted that both Chapters VI and VIII of the plan have been approved by the Regional Housing Plan Advisory Committee. As Ms. Anderson went through the presentation, the following questions and comments were made regarding Chapter VI, *Housing Discrimination and Fair Housing Practices*, by the Commissioners.

Mr. Stoffel suggested that the text on pages 24 and 25 be modified to more clearly describe that providing additional multi-family housing and modest single-family housing will increase the housing available to households in the Region with lower incomes, and that as the minority population of the Region generally has significantly lower household incomes, such actions would make more housing in the Region affordable to the Region’s minority population. Mr. Yunker stated that the staff will clarify and rewrite these sections.

[Secretary’s Note:       The first two paragraphs in the “Findings” section beginning on page 24 are proposed to be revised as follows:

Additional multi-family housing and modest single-family housing in the Region’s outlying communities would increase the supply of housing affordable to the Region’s minority households, many of which are low- or moderate-income households. Taking the cost elements documented in Chapter V and the monthly housing budget of a moderate-income household into consideration, it was determined that sewered communities should consider providing areas for the development of 1,100 to 1,200 square foot single-family homes on 10,000 square foot or smaller lots in order to meet the needs of moderate-income households. In order to provide housing for low-income households, a community should provide areas for the development of multi-family housing at a density of at least 10 dwelling units per acre. Due to State and Federal requirements, most new multi-family development also provides housing that is accessible to persons with disabilities. Communities in entitlement jurisdictions can consider evaluating comprehensive plan recommendations and zoning requirements in the AI to determine if such plans and regulations act to affirmatively further fair housing.

Entitlement jurisdictions can also consider reviewing the outcome of multi-family residential development project applications using government assistance, such as Low Income Housing Tax Credits (LIHTC), as part of the AI. The analyses presented in Chapter V show that new housing development, regardless of the density or size of unit, is not likely to be affordable to those households with

extremely and very low-incomes (below 30 percent and 50 percent of the Region's median annual household income, respectively). In many instances the only way to provide additional housing for extremely and very low-income households is through developments receiving public subsidies or assistance from religious or nonprofit organizations. Entitlement jurisdictions can also refer to the detailed job/housing balance data and analyses set forth in Chapter VIII, *Job/Housing Balance*, to determine if comprehensive plans designate enough land for low- and moderate-income housing in relation to areas designated for uses that would accommodate low- and moderate-wage jobs.

In response to an inquiry by Mr. Delgado, Mr. Yunker stated that the last housing plan was completed in 1975. In the 1970's, funding was available from the U.S. Department of Housing and Urban Development (HUD) for the preparation of regional housing plans and conduct of continuing regional housing programs. In 1981 that funding was eliminated. Due to the lack of funding, and the lack of interest expressed by local governments, the housing plan had not been updated since the original 1975 plan. At the time of completion of the regional land use and transportation plans in 2006, City of Milwaukee officials requested that the Commission prepare a new regional housing plan. Mr. Yunker stated that Commission staff subsequently reached agreement with U.S. and Wisconsin Department of Transportation staffs that Federal and State transportation planning funds could be used for the preparation of a new regional housing plan, as the new plan could be considered a refinement of the regional land use plan.

In response to further inquiry by Mr. Delgado, Mr. Yunker stated that the new plan included a review of the implementation of the recommendations in the original 1975 housing plan.

There being no further questions or comments, it was moved by Mr. Pitts, seconded by Mr. Rogers, and carried unanimously, to approve Chapter VI with the changes and additions discussed and move this chapter on to the full Commission for consideration and approval.

#### **Chapter VIII, "Job/Housing Balance"**

Chairman Schmidt asked Ms. Anderson to review with the Committee Chapter VIII, *Job/Housing Balance*, of the regional housing plan. The following questions and comments were made during the review.

In response to a comment by Ms. Russell relative to there being very little public transit existing in Walworth County, Ms. Anderson stated that 18 percent of major employers in Walworth County had local transit service in 2010 due to western Kenosha County bus routes extending into Walworth County.

In response to Mr. Stoffel's inquiry, Ms. Anderson stated that the median monthly cost computation for homeowners includes mortgage, insurance, property taxes, utilities, and water and sewer charges. Mr. Stoffel recommended that the median home ownership monthly cost for homeowners be defined and clarified in the text. Mr. Yunker stated that this computation will be footnoted every time it appears in the text. Mr. Stoffel then inquired about reconciliation of the impacts of dual income households and how they relate to household income in specified areas. Ms. Anderson stated that this is reflected in the tables in Chapter VIII, which adjust income levels by the number of workers in each household.

Mr. Weishan expressed concerns that Tax Increment Financing (TIF) districts have affected the location of jobs in Southeastern Wisconsin, and contributed to the job/housing balance problem identified in the chapter.

In follow-up to a comment made by Ms. Russell relative to consideration of Walworth County residents working in Chicago, Ms. Anderson stated that this information and data are found in Chapter VII of the report.

There being no further questions or comments, it was moved by Mr. Crowley, seconded by Mr. Stoffel, and carried unanimously, to approve Chapter VIII with the changes and additions discussed and move this chapter on to the full Commission for consideration and approval.

### **CONSIDERATION OF PRELIMINARY DRAFT OF THE COMMISSION 2012 OVERALL WORK PROGRAM**

Chairman Schmidt noted that copies of the 2012 Overall Work Program (OWP) draft for the Commission had been provided to all Committee members for review prior to the meeting. He asked Mr. Yunker to briefly review the document with the Committee.

Mr. Yunker noted that the OWP describes the Commission's work projects for the calendar year in 2012. He provided an overview of the OWP, calling particular attention to a number of major planning efforts. He noted the OWP is consistent with the calendar year 2012 budget adopted by the Commission in June, with the only exception being that the OWP provides for some potential additional Federal transportation funding of about \$280,000.

Mr. Yunker noted that the Overall Work Program was reviewed by representatives of the Federal and State transportation funding agencies at an intergovernmental agency staff meeting held on October 4, 2011.

There being no further questions or comments, it was moved by Mr. Crowley, seconded by Mr. Rogers, and carried unanimously, to recommend approval of the 2012 Overall Work Program to the Commission.

### **CORRESPONDENCE/ANNOUNCEMENTS**

Chairman Schmidt asked Mr. Yunker if there was any correspondence or announcements. Mr. Yunker stated there was no correspondence and there were no announcements to report.

Mr. Stoffel noted the proposed State legislation which would change the State comprehensive planning law to make the preparation and adoption of comprehensive plans by counties, cities, villages, and towns optional rather than mandatory. Mr. Yunker noted the current law and proposed change does not address regional planning.

### **ADJOURNMENT**

There being no further business to come before the Committee, on a motion by Mr. Drew, seconded by Ms. Seemeyer, and carried unanimously; the meeting was adjourned at 3:17 p.m.

Respectfully submitted,

Kenneth R. Yunker  
Deputy Secretary