

Minutes of the Nineteenth Meeting of the

**REGIONAL HOUSING PLAN ADVISORY COMMITTEE**

DATE: June 13, 2012  
TIME: 1:30 p.m.  
PLACE: Exposition Center, 2<sup>nd</sup> Floor-Meeting Room 1  
State Fair Park  
8200 W. Greenfield Avenue  
West Allis, Wisconsin

Members Present

William R. Drew ..... Executive Director, Milwaukee County Research Park,  
Chairman ..... Commissioner, Southeastern Wisconsin Regional Planning Commission  
Julie A. Anderson..... Director of Public Works and Development Services, Racine County  
David Cappon ..... Executive Director, Housing Authorities of the City and County of Waukesha  
Jeanne Dawson..... City of Milwaukee Housing Authority (representing Antonio M. Pérez)  
Joseph G. Heck, Jr. .... Assistant Director (retired), Racine Department of City Development  
Rob Henken ..... President, Public Policy Forum, Milwaukee  
Douglas J. Koehler..... Planner, City of Waukesha  
J. Scott Mathie ..... Senior Director, Government Affairs,  
Metropolitan Builders Association of Greater Milwaukee  
George E. Melcher .....Director of Planning and Development, Kenosha County  
Michael J. Murphy ..... Alderman, City of Milwaukee  
Linda Olson.....Director, Aging and Disability Resource Center of Washington County  
Brian Peters ..... Housing Policy Advocate, IndependenceFirst  
Maria Prioletta .....Redevelopment and Special Projects Manager,  
Milwaukee Department of City Development  
Welford Sanders..... Executive Director, M. L. King Economic Development Corporation  
Mary Kay Schleiter.....Associate Professor, Department of Sociology-Anthropology,  
University of Wisconsin-Parkside  
Kori Schneider-Peragine .....Senior Administrator, Inclusive Communities Program,  
Metropolitan Milwaukee Fair Housing Council  
Michael J. Soika..... Vice President, Urban Strategy and Social Responsibility  
YMCA of Metropolitan Milwaukee  
Andrew T. Struck.....Director, Ozaukee County Planning and Parks Department  
Marne J. Stück ..... Government Affairs Director, Greater Milwaukee Association of Realtors  
John F. Weishan, Jr. .... Supervisor, Milwaukee County  
Commissioner, Southeastern Wisconsin Regional Planning Commission



1. Mr. Weishan referred to his suggested recommendations, which are related to Tax Increment Financing (TIF), and suggested that the two recommendations under Items to Consider for Further Study could be incorporated into the Affordable Housing Recommendations. He referred to the first recommendation under Items to Consider for Further Study and noted that TIF is intended to function so that taxing jurisdictions such as counties and school districts do not experience a loss of tax revenue from the creation of a TIF district (TID) because the TID should result in an increase in property value that otherwise would not have occurred. He stated that an independent third party, such as the Wisconsin Department of Revenue, should conduct a study to determine if TIF does have a financial impact on counties, schools, and technical colleges, which is reflected in the recommendation. Mr. Weishan asked if a motion to add the suggested recommendation would be appropriate. Mr. Drew responded that a motion would be appropriate. Mr. Weishan made a motion to add the suggested recommendation to conduct a TIF study to the Affordable Housing Recommendations. Mr. Murphy seconded the motion.

Mr. Henken stated that he does not support this recommendation because it is not directly related to the objectives of the housing plan. Mr. Weishan stated that inappropriate use of TIF has contributed to a job/housing imbalance in many outlying communities in the Region by accommodating new lower- and moderate-wage jobs in areas with only higher-cost housing. Mr. Mathie stated that local government regulations that encourage the development of high cost housing are driving job/housing imbalances. Ms. Schneider-Peragine stated that she agrees with Mr. Weishan that TIF is contributing to job/housing imbalances in outlying communities. Mr. Henken noted a study conducted by the Public Policy Forum that found TIF is often used inappropriately; however, in some areas TIFs are appropriate and the Public Policy Forum study determined that the City of Milwaukee was not taking full advantage of TIFs. Mr. Weishan clarified that the intent of the recommendation is to conduct a study to determine if TIF has unintended financial impacts on taxing jurisdictions other than the city or village creating the TID, including counties, schools, and technical colleges. He gave the Northwestern Mutual Campus in Franklin as an example of using TIF to create jobs, some of which have wages that are too low for the employees to afford housing in the community. He stated that TIF promotes the creation of jobs in outlying suburbs with zoning regulations that limit the development of affordable housing.

Ms. Prioletta suggested that the recommendation could be revised to recommend a third party study on the relationship between TIF and job/housing balance. Mr. Mathie stated that zoning regulations are directly related to the development of high cost housing. He noted that the City of Hartford is a good example of a community that has used TIF to create jobs and has policies that encourage the development of affordable housing for workers. Mr. Weishan stated that TIDs subsidize the creation of jobs, which in turn may increase the demand for affordable housing that otherwise would not have occurred. He stated that a third party study could determine if TIF is limited to developments that would not have occurred otherwise, as provided in the law, and if TIF has a negative financial impact on counties, schools, and technical colleges. Ms. J. Anderson acknowledged that TIF can be used inappropriately; however, Racine County relies on TIF for economic development and it is unlikely the County Board would support the TIF recommendations in their current form.

Ms. Schneider-Peragine suggested that the specific language used in the TIF recommendation should request a TIF study and not the elimination of TIF. Mr. Drew suggested that the staff should review the proposed TIF recommendation and attempt to revise it to address the Committee discussion. Mr. Weishan stated that all of his suggested recommendations are related

to TIF, so they all could be held for consideration until the next meeting. He stated that he believes the Committee should make a statement regarding the inappropriate use of TIF, and not be concerned about whether all the recommendations will be endorsed by all of the County Boards in the Region.

Mr. Yunker noted that staff received the suggested TIF recommendations the day before the meeting. He stated that holding the motion would allow staff an opportunity to revise the recommendations based on today's discussion. Mr. Drew stated that a motion to hold all the suggested TIF recommendations until the next meeting would take precedence over the motion to add the suggested recommendation to conduct a TIF study to the Affordable Housing Recommendations. Mr. Weishan made a motion to hold all the suggested TIF recommendations until the next meeting. Ms. Schneider-Peragine seconded the motion. The motion was approved unanimously by the Committee.

[Secretary's Note: See the document titled "Additional Regional Housing Plan Recommendations Suggested by Advisory Committee Members for Review by Advisory Committee on July 23, 2012" for revisions to Job/Housing Balance Recommendation No. 4 and proposed recommendations related to TIF.]

2. Mr. Murphy stated that he had prepared suggested recommendations related to the process by which Federally-funded road and other transportation projects are selected for the Transportation Improvement Program (TIP). Mr. McKay distributed the suggested recommendations to Committee members and guests in attendance (see Attachment 3). Mr. Murphy stated that the proposed recommendations would recommend that SEWRPC give priority for transportation funding to projects in communities that have a job/housing balance and transit service, and that focus on repairing and maintaining existing roads. The proposed recommendations would give lesser priority to transportation projects in communities that have a job/housing imbalance but are taking steps to address the imbalance, and to communities that provide some transit service or are taking steps to improve transit service between areas with concentrations of low-income households and areas with employment opportunities. Lowest priority would be given to projects in communities with a job/housing imbalance and in communities that do not provide transit service, where no steps are being taken to address the imbalance or provide transit service.

Mr. Yunker stated that staff has prepared a suggested TIP recommendation. Mr. McKay distributed the suggested recommendation prepared by SEWRPC staff to Committee members and guests in attendance (see Attachment 3). Mr. Yunker stated that SEWRPC could work with local governments through its Advisory Committees for Transportation System Planning and Programming to consider revised criteria that consider job/housing balance when selecting projects to be included in the TIP; however, SEWRPC cannot dictate revised criteria to county and local governments. Ms. Schneider-Peragine noted that the recommendation prepared by SEWRPC is limited to the Milwaukee Urbanized Area. Mr. Yunker responded that Federal Highway Administration Surface Transportation Program (STP) funds are allocated directly to urbanized areas with a population over 200,000, which includes only the Milwaukee Urbanized Area in the Region. Mr. Peters asked about funding allocated to Ozaukee, Washington, and Waukesha Counties. Mr. Yunker responded that portions of those Counties are in the Milwaukee Urbanized Area. He also noted that Congestion Mitigation and Air Quality Improvement Program (CMAQ) funding is allocated to the Region. Mr. Murphy stated that the suggested recommendation from staff may address his concerns; however, he would like more time to

review the recommendation with City staff. He noted that a TIP recommendation is complicated because it involves many local governments. Mr. Yunker noted that working through the Advisory Committees includes local government input in the development of TIP criteria.

Mr. Murphy asked if other metropolitan planning organizations (MPO) have a more direct role in developing criteria for the TIP. Mr. Yunker noted that with respect to the three examples of MPOs that incorporate environmental justice considerations into the TIP selection criteria, which were distributed at the May 23 Committee meeting, each work with local governments through advisory committees. Mr. Murphy asked if Committee members have any concerns with the concept of connecting job/housing balance or transit provision to the TIP selection process. Mr. Henken stated that he supports the concept in principle, but is concerned that a local government in a county with a county-operated transit system, but without transit service in that local government, could have negative impacts on their road funding. Mr. Yunker stated that with respect to job/housing balance, providing housing appropriate for the workers of jobs in a community could potentially reduce the demand for transportation facilities. In the MPOs provided as examples, housing is one of many criteria used to select projects included in the TIP. Mr. Murphy noted that SEWRPC is advisory and the regional housing plan should be used to encourage action by legislators. He stated that a meeting with SEWRPC staff on the TIP recommendation would be helpful. Mr. Yunker stated that he would meet with Mr. Murphy and the TIP recommendation would be revised after the meeting and provided to the Committee for further discussion at the next Committee meeting.

[Secretary's Note: See the document titled "Additional Regional Housing Plan Recommendations Suggested by Advisory Committee Members for Review by Advisory Committee on July 23, 2012" for the proposed Project Selection Criteria for Transportation Improvement Program (TIP) Recommendation.]

3. Ms. Prioletta suggested adding a recommendation to the Job/Housing Balance section encouraging the creation of employer-assisted housing programs.

[Secretary's Note: See the document titled "Additional Regional Housing Plan Recommendations Suggested by Advisory Committee Members for Review by Advisory Committee on July 23, 2012" for the proposed Employer-Assisted Housing Recommendation.]

4. Mr. Mathie referred to Accessible Housing Recommendation No. 7 and suggested adding language requiring accessibility improvements to be subject to the owner's approval. Mr. Peters stated that the Federal Fair Housing Act requires landlords to permit, at the expense of a person with disabilities, reasonable modifications of existing premises. He also noted that the landlord may, where it is reasonable, require the renter to restore the interior of the premises to pre-modification conditions when the renter moves. Ms. Schneider-Peragine suggested referencing the Fair Housing Act in the recommendation. The Committee agreed to the suggestion.

[Secretary's Note: Accessible Housing Recommendation No. 7 has been revised as follows to add the underlined portion:

"A number of government programs refuse to fund accessibility modifications for renters, leaving a large segment of the population with

less access than homeowners to funding that may help them remain in their housing. It is recommended that programs be modified to allow renters to use funding sources for accessibility improvements that are available to homeowners, in consultation with the property owner as provided in Fair Housing laws.”]

5. Ms. Prioletta referred to Subsidized and Tax Credit Housing Recommendation No. 10 and noted that it may be difficult for the City of Milwaukee to contribute funds through a Housing Trust Fund for development of affordable housing in other communities. She suggested a revision that only local governments that contribute to the Housing Trust Fund for Southeastern Wisconsin (HTF-SW) would be eligible to receive funds from the HTF-SW. Mr. Murphy agreed that it may be difficult for a local government to provide funds through the HTF-SW for affordable housing in another community; however, he would like to discuss this with the City of Milwaukee Housing Trust Fund Board. Mr. Drew noted that a prior proposal to use funds from the City of Milwaukee to provide affordable housing in outlying communities was controversial. Ms. Prioletta stated that the use of private funds from the HTF-SW would not be a concern, but the use of public funds is a concern. Mr. Yunker noted that the recommendation could remain general and the use of various types of funds could be specified when the HTF-SW is formed.

[Secretary’s Note: See the document titled “Additional Regional Housing Plan Recommendations Suggested by Advisory Committee Members for Review by Advisory Committee on July 23, 2012” for the proposed revision to the Housing Trust Fund Recommendation.]

6. Mr. Drew asked for a motion to approve the plan recommendations that the Committee has agreed upon at today’s meeting. He stated that recommendations related to TIF, TIP, and the HTF-SW will be held for continued discussion at the next Committee meeting. He also stated that approved recommendations from today’s meeting will not be discussed at the next Committee meeting. Ms. Olson made a motion to approve the plan recommendations agreed upon by the Committee. Mr. Soika seconded the motion. Mr. Drew asked if there was any further discussion. Mr. Mathie asked if a local government regulation section will be added. Mr. Yunker stated that local government regulations are addressed under the Affordable Housing Recommendations. Mr. Mathie noted that the recommendations do not address prevailing wage. Mr. Yunker stated that prevailing wage can be discussed at the next Committee meeting. Mr. Drew stated that staff will provide specific language for the recommendations to be discussed at the next meeting to Committee members by July 10. There being no further discussion, the motion was approved unanimously by the Committee.

[Secretary’s Note: The preliminary recommendations approved by the Committee are included in Attachment 4, “Regional Housing Plan Recommendations June 13, 2012.”]

## **COMMITTEE DISCUSSION REGARDING PUBLIC OUTREACH EFFORTS**

Mr. Drew asked Ms. N. Anderson to provide the Committee with an update regarding public outreach efforts. Ms. N. Anderson stated that the next series of public meetings will likely be held in the fall to present draft plan recommendations and findings of the socio-economic impact analysis of the plan. She stated that there will be three to four public meetings in Milwaukee County and one in each of the other six Counties in the Region. The public meetings will be publicized through a newsletter distributed to

about 2,000 recipients on the SEWRPC mailing list and advertisements and news releases in major newspapers, newspapers targeted to environmental justice populations, and radio stations. SEWRPC staff will request a meeting to brief the Milwaukee Journal-Sentinel editorial board on the plan. In addition, SEWRPC staff will work with Mr. Murphy to involve City of Milwaukee Common Council members in conducting outreach to their constituents. SEWRPC would also like to discuss the regional housing plan in forums such as the Community Brainstorming Conference and will be conducting a workshop regarding the job/housing balance analysis with planners and other representatives from local governments in the fall. SEWRPC Public Outreach Division staff is continuing to work with environmental justice groups and will offer to meet with groups individually to discuss the regional housing plan. Mr. Yunker noted that staff will prepare a summary brochure and flyer along with the more detailed newsletter. The following discussion points and comments were made following the update:

1. Ms. Schneider-Peragine stated that Facebook could be an effective method for publicizing the housing plan and public meetings.
2. Mr. Peters asked about the format for the public meetings. Ms. N. Anderson responded that the public meetings will include an open house with a presentation and question and answer period. Mr. Peters suggested that meetings should include an open forum for public comments. Mr. Yunker stated that SEWRPC staff will try to accommodate this request while also providing an option for the public to provide comments individually.
3. Mr. Henken suggested the regional housing plan as a topic for the September Public Policy Viewpoint Luncheon. Mr. Struck suggested discussing the plan during a taped panel discussion, such as the Fourth Street Forum. Mr. Mathie suggested using a webinar to discuss the plan. Mr. Yunker stated that staff will explore a taped panel discussion or developing a video for the SEWRPC website. Mr. Henken noted that the Viewpoint Luncheon will be taped for the Wisconsin Eye Network. Mr. Heck suggested developing a video for public access television.

## **PUBLIC COMMENTS**

Mr. Drew asked if there were any public comments. The following public comments were made.

1. Ms. Rotker stated that she appreciates the proposed recommendation regarding the TIP from Mr. Murphy and SEWRPC's proposed recommendation. She referenced the SEWRPC recommendation and stated that the language is too vague. She noted that the TIP should include criteria that link highway project funding to a community's performance on job/housing balance, transit, and road maintenance, and address all Federal highway funding sources for local governments. Mr. Yunker agreed that the language used in SEWRPC's proposed recommendation could be strengthened and staff would revise the language. He also noted that the only source of Federal funding for local government arterial highway projects is Surface Transportation Program – Milwaukee Urbanized Area funds.
2. Mr. Chaplin introduced himself as the new Acting Director of the Milwaukee Office of HUD. He stated that he appreciates the regional housing plan effort, and would like to promote Housing Development Recommendation No. 5 in particular, which encourages the use of energy-saving materials and construction practices. He noted the importance of energy costs to housing affordability and that \$5 billion of HUD's annual budget is allocated to public housing energy costs. He also noted two questions he asks communities when speaking about affordable

housing. How much housing in your community is affordable to workers such as teachers, garbage collectors, custodians, and police officers and is manufactured housing allowed in your community? Affirmative answers are a good indication that affordable housing is available in the community.

3. Ms. Madden asked if she could e-mail comments on the proposed plan recommendations. Ms. N. Anderson responded that she could e-mail her comments to staff.

### **CORRESPONDENCE AND ANNOUNCEMENTS**

Mr. Drew asked if there were additional correspondence or announcements. Ms. N. Anderson stated that there were none from staff. Mr. Peters noted that the 2012 “A Home For Everyone” Conference sponsored by the Wisconsin Collaborative for Affordable Housing will be held in Green Bay on July 18 and 19 and encouraged Committee members and guests to attend. He noted that conference details and registration forms can be found on the Wisconsin Community Action Program Association (WISCAP) website at [www.wiscap.org](http://www.wiscap.org).

### **NEXT MEETING DATE**

Mr. Drew noted that the next meeting is scheduled for July 23, 2012, from 1:30 p.m. to 3:30 p.m. The meeting will be held at the Milwaukee County Research Park. Mr. Soika clarified that the next meeting date is on a Monday.

### **ADJOURNMENT**

Mr. Drew thanked the Committee members and guests for their time and participation and asked for a motion to adjourn the meeting. Mr. Melcher made a motion to adjourn the meeting. Ms. J. Anderson seconded the motion and it was approved unanimously. The meeting was adjourned at 2:50 p.m.

Respectfully submitted,

Benjamin R. McKay  
Recording Secretary