

Minutes of the Twenty First Meeting of the

REGIONAL HOUSING PLAN ADVISORY COMMITTEE

DATE: October 10, 2012
TIME: 1:30 p.m.
PLACE: Tommy G. Thompson Center, Banquet Room 2
Wisconsin State Fair Park
640 S. 84th Street
Milwaukee, 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
Jennifer Andrews City Planner, City of Waukesha (representing Douglas J. Koehler)
Michael P. Cotter Director, Walworth County
Land Use and Resource Management Department
Jeanne Dawson..... City of Milwaukee Housing Authority (representing Antonio M. Pérez)
Kalan R. Haywood, Sr President, Vanguard Group, LLC
Joseph G. Heck, Jr. Assistant Director (retired), Racine Department of City Development
Jeffery B. Labahn..... Director of Community Development and Inspections, City of Kenosha
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
Maria Prioletta Redevelopment and Special Projects Manager,
Milwaukee Department of City Development
Welford Sanders..... 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
Marne J. Stück Government Affairs Director, Greater Milwaukee Association of Realtors
John F. Weishan, Jr. Supervisor, Milwaukee County

Guests and Staff Present

Stephen P. Adams Public Involvement and Outreach Manager, SEWRPC
Nancy M. Anderson Chief Community Assistance Planner, SEWRPC
Catherine Madison Policy Analyst, UWM Center for Economic Development
Benjamin R. McKay Principal Planner, SEWRPC
Christopher D. Parisey Planner, SEWRPC
Robin Reese Vanguard Group, LLC
Lamar Speed Manager, Homeric
Monica Wauck Urban and Regional Planner, Wisconsin Department of Transportation
Kenneth R. Yunker Executive Director, SEWRPC

CALL TO ORDER

Mr. Drew called the meeting of the Regional Housing Plan Advisory Committee to order at 1:30 p.m., welcoming those in attendance.

APPROVAL OF MEETING MINUTES OF JULY 23, 2012

Mr. Drew asked if there were any questions or comments on the July 23, 2012, meeting minutes. There were none. Mr. Cotter made a motion to approve the minutes from the July 23, 2012, meeting. Mr. Heck seconded the motion. There being no further discussion, the minutes were approved unanimously by the Committee.

REVIEW OF THE DRAFT SOCIO-ECONOMIC IMPACT ANALYSIS OF THE PRELIMINARY REGIONAL HOUSING PLAN

Mr. Drew asked Ms. N. Anderson to introduce the consultant working on the socio-economic impact analysis (SEI) of the preliminary regional housing plan. Ms. N. Anderson introduced Catherine Madison of the University of Wisconsin – Milwaukee Center for Economic Development (CED), the lead CED staff member assigned to the SEI. Ms. N. Anderson stated that CED has completed a draft analysis of the potential impacts of the preliminary housing plan recommendations on environmental justice communities, which include low-income and minority populations and persons with disabilities. Ms. N. Anderson noted that both the preliminary regional housing plan and the draft SEI findings will be presented to the public at a series of public meetings that will be held in November and December. After the public meetings, SEWRPC will prepare a Record of Public Comments for review by the Advisory Committee.

Ms. Madison asked the Committee members to turn their attention to the document titled “Summary of the Socio-Economic Impact Analysis of the Regional Housing Plan” (see Attachment 1). She noted that the Environmental Justice Task Force reviewed the summary at its meeting the previous day. She stated that the summary includes a brief description of the SEI analysis, a matrix that summarizes the expected impacts of housing plan recommendations on environmental justice communities, action items that include additional recommendations and modifications to recommendations suggested by CED, and a description of the public outreach component of the SEI. Ms. Madison reviewed the key findings and action items noting that none of the preliminary housing plan recommendations would have an adverse impact on environmental justice populations and almost all of the preliminary recommendations should have a positive or significantly positive impact on environmental justice populations. Ms. Madison stated that recommendations found to have a positive impact would have positive impacts on all residents of the Region, while those found to have a significantly positive impact would have a greater positive impact on environmental justice populations compared to the general population. The following discussion points and comments were made during the review:

1. Ms. J. Anderson noted that Ms. Madison referred to Job/Housing Balance Recommendation No. 4 as providing an incentive to communities to provide affordable housing by amending State tax increment financing (TIF) law to tie the creation of TIF districts to the provision of affordable housing. Ms. J. Anderson stated that implementation of the recommendation could prohibit the creation of TIF districts in some communities, which is different than incentivizing. She stated that some Committee members are concerned with the language used in the recommendation. Ms. Madison responded, from an environmental justice standpoint, that Job/Housing Balance Recommendation No. 4 would have a positive impact on environmental justice communities because TIF is a significant economic development tool available to local governments. Ms. Schneider-Peragine suggested revising the SEI summary text to identify whether it is local

governments or environmental justice populations that would receive the incentive from the recommendation.

2. Ms. Prioletta noted that CED recommends clarifying the programs or agencies targeted in Job/Housing Balance Recommendation No. 5 as an action item. She stated that the regional housing plan is long term and the recommendation should remain flexible to allow for future changes in programs and administering agencies.
3. Ms. Schneider-Peragine stated that she supports CED's action item regarding a recommendation to document accessible features and/or modifications during residential property assessments because this type of data is useful and it is not readily available.
4. Ms. Schneider-Peragine asked if the final SEI report will include discussion of impacts on environmental justice populations if the housing plan recommendations are not implemented. Ms. Madison stated that this discussion will be included in the summary chapter of the final SEI report.

PUBLIC OUTREACH EFFORTS

Mr. Drew asked Ms. N. Anderson to review the public outreach efforts related to the preliminary regional housing plan and draft SEI. Ms. N. Anderson stated that a series of nine public meetings will be held throughout the Region, from November 13 through December 6, 2012. There will be three meetings in Milwaukee County and one meeting in each of the remaining Counties. The meetings will be held from 4:00 p.m. to 6:00 p.m., with a presentation at 5:00 p.m. if requested by meeting attendees. A public hearing will also be held at the December 6 meeting at State Fair Park. She stated that public input will be sought regarding the preliminary regional housing plan recommendations and the draft SEI findings. In addition to the public meetings, SEWRPC Public Outreach Division staff will send a mailing to about 90 organizations across the Region that represent environmental justice populations. The mailing will include information about the housing plan and the SEI, and will extend an offer for SEWRPC staff to hold a meeting with individual organizations to provide information and obtain comment on the plan and the SEI.

Ms. N. Anderson stated that Committee members received a copy of the draft Regional Housing Plan Newsletter No. 4 in their meeting packets. The newsletter provides a schedule of the upcoming public meetings and a summary of key plan findings and recommendations. Committee members also received a shorter brochure, which includes a meeting schedule and a brief summary of key plan findings and recommendations, and a one page bulletin. The brochure will be included in the mailing to organizations representing environmental justice populations, along with a brochure summarizing the SEI findings. Mr. Murphy stated that the City of Milwaukee can show a promotional piece on the housing plan and the upcoming public meetings on the City Channel (Channel 25 on Time Warner Cable). Ms. N. Anderson noted that the newsletter will be mailed to about 2,000 local elected officials, government staff, and other interested parties. She then asked if there were comments on the newsletter, other than corrections to Map 2 which several committee members had brought to staff's attention. There were none. Ms. Anderson noted that the newsletter and English and Spanish language versions of the brochure and bulletin are available on the SEWRPC website:

www.sewrpc.org/SEWRPC/Housing/CurrentRegionalHousingPlanUpdate.htm

Ms. N. Anderson stated that the deadline for public comments on the preliminary regional housing plan is December 14, 2012, and the final SEI report will be completed by December 31, 2012. She stated that an Advisory Committee meeting is anticipated for late January 2013. The Committee will be provided with a record of public comments and the final SEI report prior to the meeting. Committee members will have an opportunity to make final revisions to the preliminary plan recommendations at the January meeting.

SEWRPC staff will then make the necessary revisions to the plan recommendations and forward the draft housing plan to the Commission's Planning and Research Committee for review and approval. Plan adoption by the full Commission is anticipated in March 2013.

Ms. Madison noted that Committee members can contact her by email at cmadison@uwm.edu if they have any further comments on the draft SEI.

PUBLIC COMMENTS

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

CORRESPONDENCE AND ANNOUNCEMENTS

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

NEXT MEETING DATE

Mr. Drew stated that the next meeting is tentatively scheduled for January 23, 2013, from 1:30 p.m. to 3:30 p.m. Although the meeting location has not been confirmed, it is anticipated to be held in Banquet Room 2 of the Tommy G. Thompson Youth Center located at State Fair Park, 640 S. 84th Street, Milwaukee.

ADJOURNMENT

Mr. Drew thanked the Committee members and guests for their time and participation and asked for a motion to adjourn the meeting. Ms. Schneider-Peragine made a motion to adjourn the meeting. Mr. Melcher seconded the motion and it was approved unanimously. The meeting was adjourned at 2:15 p.m.

Respectfully submitted,

Benjamin R. McKay
Recording Secretary