

Minutes of the First Meeting of the

REGIONAL HOUSING PLAN ADVISORY COMMITTEE

DATE: March 5, 2009
TIME: 4:00 p.m.
PLACE: Tommy G. Thompson Youth Center, Banquet Room 2
State Fair Park
640 S. 84th Street
West Allis, Wisconsin

Members Present

William R. Drew SEWRPC Commissioner,
Chairman Milwaukee County
Julie Anderson Planning Director, Racine County Planning and Development
David Cappon Executive Director, Waukesha Housing Authority
Michael Cotter Director, Land Use and Resource Management, Walworth County
Jesse R. Greenlee (representing Kim Plache) Manager, Community Development, WHEDA
Joe Heck Assistant Director, Racine Department of City Development
Rob Henken President, Public Policy Forum
Michael Hoeft City Planner, City of Waukesha
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
Linda Olson Director of Aging and Disability Resource Center, Washington County
Antonio M. Pérez Executive Director, City of Milwaukee Housing Authority
Brian Peters Housing Policy Advocate, IndependenceFirst; EJTF Member
Maria Prioletta Housing Development Director,
Milwaukee Department of City Development
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
Andrew T. Struck Director of Planning and Parks, Ozaukee County
Scott Thistle President, Brookstone Home Builders
John F. Weishan, Jr. Supervisor, Milwaukee County Board

Guests and Staff Present

Benjamin R. McKay Senior Planner, SEWRPC
Paul Hayes Citizen, Cedarburg
Kenneth R. Yunker Executive Director, SEWRPC

WELCOME AND INTRODUCTIONS

Chairman Drew called the meeting of the Regional Housing Plan Advisory Committee to order at 4:00 p.m., welcoming those in attendance. Mr. Drew provided a brief background regarding the purpose of the

Advisory Committee and past regional housing planning efforts. Mr. Drew then asked other Committee members, staff, and guests to introduce themselves.

OVERVIEW OF SEWRPC

Mr. Yunker directed the Committee's attention to a PowerPoint presentation (see Attachment 1) and gave a brief overview of SEWRPC, including its purpose, the area it serves, the makeup of the Commission, and the types of planning projects undertaken by SEWRPC.

ROLE OF THE ADVISORY COMMITTEE

Mr. Yunker continued the PowerPoint presentation giving a description of the role and duties of SEWRPC advisory committees.

PRESENTATION AND DISCUSSION OF THE SEWRPC REGIONAL HOUSING PLAN SCOPE OF WORK

Mr. Yunker continued the PowerPoint presentation summarizing the preliminary draft regional housing plan scope of work (see Attachment 2) including background information and data and operational steps to be undertaken during the planning process. The operational steps included:

- Step 1: Definition of the housing problem
- Step 2: Articulation of a regional housing vision
- Step 3: Definition of affordable housing
- Step 4: Determination of sub-regional housing analysis areas
- Step 5: Analyses relating to the provision of market-based housing
- Step 6: Job/Housing balance analysis
- Step 7: Housing discrimination analysis
- Step 8: Accessible housing analysis
- Step 9: Subsidized housing stock analysis
- Step 10: Review of best housing practices
- Step 11: Housing recommendations

The following discussion points and comments were made regarding the scope of work:

Operational Step 1:

1. Mr. Soika stated that the economic benefits of developing new affordable housing should be added to the framework for data collection and analysis.

[Secretary's Note: A revised draft of the regional housing plan scope of work is attached to the minutes as Attachment 3. The revised draft, which will be taken to public meetings for comment, includes comments received from Advisory Committee members, highlighted in red, and Environmental Justice Task Force members and public comments, highlighted in yellow.]

Operational Step 4:

1. Mr. Cappon stated that job development in central city neighborhoods is an issue. The jobs currently available in these areas may not meet the income needs or match the skills of area residents. Workforce development and education in central city areas is an issue that should be addressed by the plan.

Operational Step 5:

1. Mr. Pérez stated that the study should also address the need for public transit to connect the Region's affordable housing and jobs.
2. Mr. Soika asked if part of the analysis relating to market-based housing will address the sustainability of development on larger parcels. Mr. Yunker responded that the issue should be addressed under the analysis.

Operational Step 6:

1. Mr. Henken asked what the data source for the job/housing balance analysis will be. He stated that many aspects of the housing and employment environment have changed since the collection of 2000 Census data and that data may be dated. Mr. Yunker responded that updated data, such as data from the American Community Survey (ACS), could be examined; however, he is not optimistic that other data sources such as the ACS will provide the range of data in the geographic scale required for this plan. Mr. Yunker stated that year 2010 census data will probably not be compiled and available for use until 2012 or 2013. The best course of action is to proceed with the plan with the best data available and update the plan when the new Census data is available.
2. Mr. Peters noted that data and analysis could also be updated as part of a continuous regional housing planning effort following completion of the plan. Mr. Yunker stated that this approach would work as well. Mr. Drew stated that the Commission is interested in ensuring the plan does not become outdated and will explore various means to update the plan to ensure it stays relevant. He also stated that it may make sense to undertake an update sometime after plan completion with the availability of new Census data. Mr. Drew then added that staff would welcome suggestions regarding data sources.

Operational Step 7:

1. Ms. Schneider-Peragine stated that there are two parts to the Fair Housing Act. There is the portion of the act that addresses reported evidence of discrimination and there is the portion of the act that addresses furthering fair housing practices, which should be addressed by the regional housing plan. She suggested that analyzing the impact local land use controls and enforcement policies may have on the availability of housing within various communities could be a strategy to address the furthering of fair housing practices in the plan. Mr. Yunker stated that staff will work with Ms. Schneider-Peragine to explore strategies for furthering fair housing practices.

Operational Step 8:

1. Mr. Peters stated that many of the housing units in the Region which may be identified as accessible actually are not accessible. He noted the need for the estimate of existing accessible housing units in the Region to be conservative to ensure an accurate assessment of the number of additional units required to meet the needs of persons with disabilities.
2. Ms. Olson stated that the plan should recommend universal design for new home construction in the Region.
3. Mr. Henken stated that the scope of the analysis should be expanded to include accessible housing for individuals with special needs that are not necessarily physical disabilities. This housing could take the form of group home facilities but should also be addressed as part of the overall housing stock of the Region.

Operational Step 9:

1. Ms. Olson stated that the plan should address the effect of changes in ownership and management of buildings with subsidized units on the level of property maintenance and overall quality.
2. Mr. Greenlee stated that the analysis should include data regarding the form of subsidies, such as whether a subsidy is a forgivable loan or a grant. Mr. Yunker stated that a review and analysis of Federal and State housing programs will be included in this operational step.
3. Mr. Cappon stated that the gap between market-rate housing costs and subsidized housing costs should be addressed by the plan. He stated that there is a significant cost difference between market-rate housing and subsidized housing in suburban portions of the Region, such as Waukesha County. In many cases households cannot afford market-rate housing even if their income is high enough to make them ineligible for subsidized housing. Mr. Yunker stated that this issue should be addressed under the affordable and market-based housing analysis.

Operational Step 10:

1. Ms. Prioletta stated that an analysis of the affordability of “green” or “sustainable” building practices should be included in the review of best practices.

Operational Step 11:

1. Mr. Weishan asked if an analysis would be undertaken to determine if the 1975 regional housing plan was implemented successfully. He also asked if there were lessons SEWRPC learned from monitoring implementation of the 1975 plan recommendations. Mr. Yunker responded that a review of the 1975 plan recommendations would be undertaken and would include an analysis of the implementation of the plan recommendations. Mr. Yunker also stated that a monitoring system for implementation of the new regional housing plan will be developed and done annually, in five year cycles, or in ten year cycles, depending on the availability of data. Mr. Drew stated that additional comments or ideas regarding plan monitoring or any of the other items discussed today could also be submitted to staff after the meeting.

2. Mr. Peters stated that the cost of transportation to work should be included in the housing affordability analyses developed as part of the plan. Mr. Yunker agreed, noting that the cost savings of using transit versus private automobile can be estimated and the effect on housing budgets and affordability may be explored. Mr. Shaver stated the distance between affordable housing and employment may also be a factor in housing budgets. Mr. Cappon stated that commute time is also a consideration.

PROPOSED PUBLIC MEETINGS

Mr. Yunker gave a brief summary of the proposed public involvement opportunities and public informational meetings regarding the regional housing plan.

The following discussion points and comments were made regarding the proposed public involvement opportunities and public informational meetings:

1. Mr. Yunker stated that the regional housing plan scope of work will be revised to incorporate committee member comments and distributed via e-mail to committee members prior to the first series of public informational meetings, which will focus on the scope of work.
2. Ms. Prioletta stated that the proposed public informational meetings are very broad in scope and suggested that the staff may want to organize additional meetings throughout the study with knowledgeable individuals regarding specific topics, such as affordable housing.

STUDY SCHEDULE

Mr. Yunker gave a brief overview of the proposed committee meeting schedule and the topics proposed for each meeting. Mr. Yunker stated that as work on the plan progresses, the meeting schedule and proposed meeting topics may be altered. Mr. Yunker also stated that the preferred meeting time seems to be between 1:30 and 3:30 on the fourth Wednesday of every other month, based on results of the survey distributed to committee members.

The following discussion points and comments were made regarding the study schedule:

1. Ms. Anderson asked if meetings will always be held at the Tommy G. Thompson Youth Center and whether there might be a conflict with the State Fair. Mr. Hoeft mentioned that the fourth Wednesday in November may be very close to Thanksgiving. Mr. Yunker responded that the meeting time, date, and place may vary somewhat based on conflicts with holidays and other events. He stated that staff will look at the calendar for 2009 and determine if the date or location for specific meetings will need to be altered to avoid conflicts.

CONFIRMATION OF NEXT MEETING DATE, TIME, AND PLACE

Mr. Yunker stated that the next meeting of the Regional Housing Plan Advisory Committee is tentatively scheduled for May 27, 2009, at the Tommy G. Thompson Youth Center between 1:30 p.m. and 3:30 p.m. Mr. Yunker stated that the meeting agenda and minutes of today's meeting would be sent to committee members a few weeks prior to the next meeting.

The following discussion points and comments were made regarding the next meeting date, time, and place:

1. Ms. Schneider-Peragine asked if an e-mail list serve including each committee member could be set up to send e-mail reminders of meeting dates and times and for committee members to share comments throughout the planning process. Mr. Yunker stated that a list serve for the committee would be set up.

ADJOURNMENT

Mr. Drew thanked the committee members and guests for their time and participation and declared the meeting adjourned at 5:20 p.m.

Respectfully submitted,

Benjamin R. McKay
Recording Secretary

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