

Minutes of the Twelfth Meeting of the
ENVIRONMENTAL JUSTICE TASK FORCE

DATE: September 24, 2009
TIME: 4:00 p.m.
PLACE: Independence*First*
540 South 1st Street
Milwaukee, Wisconsin

Members Present

Nancy Holmlund..... President, WISDOM Interfaith Coalition
Vice Chair
Lynnette McNeely Attorney, Law Offices of Thomas J. Awen; NAACP
Brian Peters Housing Policy Advocate, Independence*First*
Jackie Schellinger Indian Community School
Theresa Schuerman Walworth County Bilingual Migrant Worker Outreach
Willie Wade Alderman, City of Milwaukee

Guests and Staff Present

Stephen P. Adams Public Involvement and Outreach Manager, SEWRPC
Gary K. Korb Regional Planning Educator, UW-Extension/SEWRPC
Catherine Madison Policy Analyst, UWM Center for Economic Development
Benjamin R. McKay Principal Planner, SEWRPC
Karyn Rotker Attorney, ACLU of Wisconsin
Kenneth R. Yunker Executive Director, SEWRPC

ROLL CALL

Mr. Yunker called the meeting of the Environmental Justice Task Force to order at 4:15 p.m., welcoming those in attendance. Mr. Yunker stated that Chairperson Greene had attended a meeting at the SEWRPC offices in Waukesha and would be arriving late, and suggested that he temporarily chair the meeting until the arrival of Ms. Greene. He then thanked Mr. Peters and Independence*First* for the hospitality and making the meeting room available.

APPROVAL OF MEETING MINUTES OF JUNE 2, 2009, AND JULY 28, 2009

Mr. Yunker stated that the minutes of the June 2, 2009, and July 28, 2009, meetings will be approved through the Task Force list serve. Mr. Peters stated that he believes there are four vacancies on the Task Force and he asked if all of the vacancies are slated for replacement. Mr. Yunker stated that all of the vacancies are intended to be filled, with two representing the City of Milwaukee, one representing Ozaukee County, and one representing Washington County.

PUBLIC COMMENTS

Mr. Yunker asked if there are any public comments on the agenda or other Task Force business. The following comments were made:

1. Ms. Rotker noted that with respect to the vacancies on the Task Force, the original list of candidates from 2006 should be reviewed to help fill the vacancies. She also suggested that alternates be appointed.

DISCUSSION OF THE REGIONAL HOUSING PLAN

Mr. Yunker stated that a meeting of the Regional Housing Plan Advisory Committee, which includes Mr. Peters as a member, was held on September 23, 2009, at the Wauwatosa Public Library. He noted that one of the agenda items was a review of the regional housing plan scope of work, which was revised to incorporate public input and input from the Task Force. He also noted that the Advisory Committee reviewed Chapters I, "*Introduction,*" and II, "*Objectives, Principles, and Standards,*" of the regional housing plan. The Advisory Committee approved Chapter I. The Committee also approved Chapter II as a working draft with minor revisions. There were several discussion points regarding Chapter II during the Committee meeting. Major discussion points included:

1. The Advisory Committee asked that the Task Force review the housing discrimination component of the regional housing problem.
2. The Committee discussed possible changes to the sub-regional housing analysis areas including separating the Cities of Racine and Kenosha from the surrounding communities in their respective sub-areas, dividing the City of Milwaukee into sub-areas, and realigning the communities in western Milwaukee County. The sub-areas are flexible and there may be additional realignments as the data collection and analysis proceeds.
3. The Committee stated that the standards related to Objective number six should be expanded. Staff will prepare additional standards and incorporate recommendations from the housing list serve. The expanded standards will be presented at the next Advisory Committee meeting.

Task Force members raised the following discussion points and comments:

1. Ms. Schuerman asked if there will be an analysis to determine if any major employment centers have lost a significant amount of employment during the recent economic recession. Mr. Yunker stated that an analysis could be done by sub-area; however, newer data may not be available.
2. Ms. McNeely noted that the ACRE Program, with which she is involved, has discussed several topics that may be related to the housing plan including the growth of entrepreneurship and the increased trend of mixed use developments. Ms. Holmlund added that this trend is positive and sounds consistent with the new urbanism concepts promoted by former Milwaukee Mayor John Norquist. Mr. Yunker stated that the standards set forth in Chapter II address mixed use development.
3. Mr. Wade stated that the City of Milwaukee is working to de-concentrate low-income households and the result has been a reduction of crime. He stated that the impact of housing patterns on crime should be considered during preparation of the housing plan. He also stated that the infill of vacant lots in the central city with new homes has reduced crime because there are fewer areas that present opportunities for criminal activity. In addition, it shows that there is demand for market-rate housing in the central city.

4. Ms. Holmlund stated that the Regional Housing Plan Advisory Committee membership is diverse.
5. Mr. Wade stated that some of the communities in the outlying areas of the Region have zoning ordinances that are restrictive to various types of housing other than single-family housing. He stated that these ordinances restrict affordable housing in outlying areas of the Region with large minimum square footage requirements. He asked if community ordinances will be analyzed as part of the regional housing plan. Mr. Yunker stated that community ordinances will be analyzed.
6. Ms. McNeely asked if the issue of a pandemic related to close living quarters will impact housing plan recommendations. Mr. Yunker stated that the issue had not been raised. Ms. Holmlund stated that the type of housing most associated with health problems are low-income high-rise housing developments. Mr. Wade stated that people come in close contact with each other in other situations as well, such as on public transportation.
7. Ms. Schellinger asked how many members are on the Regional Housing Plan Advisory Committee. Mr. Yunker responded that there are about 30 members (see Attachment 1 for membership). Ms. Schellinger asked if they were appointed because of demographic representation. Mr. Yunker responded that members were appointed who represent various categories of housing interest, including: local and State government, housing advocates, housing production professionals, and representatives from research institutions (see Attachment 2 for a framework of the Advisory Committee membership).

DISCUSSION OF THE SOCIO-ECONOMIC IMPACT ANALYSIS OF THE PRELIMINARY RECOMMENDED WATER SUPPLY PLAN

Mr. Yunker stated that the UWM Center for Economic Development (CED) has prepared a preliminary scope of work for the socio-economic impact analysis of the preliminary recommended water supply plan. He stated that CED staff presented the scope of work to SEWRPC staff and there were a number of clarifications sought, but no major changes recommended. He stated that Ms. Madison of the CED staff is available to answer questions regarding the scope of work.

Task Force members raised the following discussion points and comments:

1. Mr. Peters asked how it was decided that low-income households will be identified as those with incomes less than 50 percent of the area median income (AMI) under the Fiscal Impact on Low-Income Communities Section. Ms. Madison replied that the percentage is based on Federal guidelines. Mr. Peters asked if the percentage is based on AMI for individual communities or the Region as a whole. Ms. Madison responded that it would be based on the Region; however, this approach may be revised as the study is prepared.
2. Mr. Wade asked if the analyses related to Waukesha would include the City proper or the City and its environs. Ms. Madison responded that the analyses will incorporate the City and its environs. Mr. Yunker stated that the ultimate water service area of Waukesha will be addressed in the analyses.
3. Mr. Wade asked which Lake Michigan water supply sources are being considered if Waukesha were to switch to a Lake Michigan water supply. Ms. Madison responded that water supply from the Milwaukee, Racine, and Oak Creek utilities would be addressed by the socio-economic

impact analysis. Mr. Wade asked if the City of Racine is considering providing water to Waukesha. Mr. Yunker stated that supplying Waukesha with Lake Michigan water from Racine was examined as an option in the water supply plan. Mr. Wade asked how serious the City of Waukesha is about using Lake Michigan as a water source because MMSD would also need to be involved in the process. Mr. Yunker replied that there are several challenges with the water return flow alternatives, including flooding, water quality, and habitat.

4. Ms. McNeely asked if the study will address the impacts of the water supply plan on low-income and minority populations throughout the entire Region. Ms. Madison responded that the focus will be on central city areas and the potential suppliers of Lake Michigan water to outlying communities. Ms. McNeely asked if the analysis will examine supplier diversity with respect to Waukesha. Ms. Madison responded that the alternatives in the water supply plan will be examined. Ms. McNeely stated that additional infrastructure needs could provide job opportunities to low-income residents. Ms. Madison responded that the related part of the analysis will focus on determining if low-income populations will experience a disproportionate share of the cost of infrastructure development.
5. Mr. Peters asked for clarification on whether the socio-economic impact analysis will examine the entire Region or just central cities. Ms. Madison responded that the analysis will examine the Region in broad terms with more detailed analysis on areas with concentrations of low-income and minority populations. Mr. Peters asked if the analysis will examine possible job movement based on the preliminary recommended water supply plan. Ms. Madison responded that the analysis will include employment projections.
6. Ms. Rotker asked if the reverse impacts of the preliminary plan will be examined, relating to the differential of benefits with and without plan implementation. Ms. Madison responded that the analysis will include a no action scenario. Ms. McNeely asked if employment projections based on the no action scenario will be used in the analysis. Ms. Madison responded that the employment projections will be based on the 2035 regional land use plan, local and county government comprehensive plans, and data from the State Departments of Administration and Commerce.
7. Ms. McNeely asked if past trends will be used in the analysis. Ms. Madison responded that a cohort component analysis will be used as the methodology for including racial data in employment projections. Mr. Yunker stated that projections developed by the State Population Lab included racial data through the 1990 Census, but did not for the 2000 Census.
8. Mr. Yunker stated that the current timeline for completion of the socio-economic impact analysis runs through January 2010, and it will continue to be a Task Force agenda item. Ms. Madison stated that this is a unique study because socio-economic impact analyses are usually done to measure the impacts of a specific development in a community, and due to the uniqueness of the project, the analysis methodology may need to be revised during the project.

FURTHER PUBLIC COMMENTS

Mr. Yunker thanked the Task Force and audience members for their active participation. He then asked whether those in attendance had any additional comments. The following comments were made:

1. Ms. Rotker thanked the Task Force for allowing her to comment during the agenda items and stated she had no further comments.

ADJOURNMENT

Mr. Yunker stated that the next meeting of the Task Force is scheduled for Thursday, December 3, 2009, from 4:00 p.m. to 6:00 p.m. and that staff will distribute a meeting schedule for 2010 to Task Force members via the list serve for comment. Mr. Yunker thanked Mr. Peters for use of the Independence*First* facilities and stated that this location will be used for the next Task Force meeting provided it is available. He thanked the Task Force 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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KRY/GKK/BRM

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