

Minutes of the Eighth Meeting of the

REGIONAL HOUSING PLAN ADVISORY COMMITTEE

DATE: October 27, 2010

TIME: 1:30 p.m.

PLACE: Tommy G. Thompson Youth Center, Banquet Room 2
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 Anderson Director, Racine County Planning and Development
Michael 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
Joe Heck..... Assistant Director, Racine Department of City Development
Rob Henken. President, Public Policy Forum, Milwaukee
George Melcher Director of Planning and Development, Kenosha County
Michael Murphy..... Alderman, City of Milwaukee
Falamak Nourzad Principal, Continuum Architects
Linda Olson..... Director of the Aging and Disability Resource Center, Washington County
Brian Peters Housing Policy Advocate, IndependenceFirst
Kim Plache..... Senior Community Relations Officer, Milwaukee Office of WHEDA
Kori Schneider-Peragine Senior Administrator, Inclusive Communities Program,
Metropolitan Milwaukee Fair Housing Council
Michael J. Soika..... Executive Director, YMCA Urban Campus, Milwaukee
Andrew Struck Director, Ozaukee County Planning and Parks Department
Scott Thistle President, Brookstone Homes, Inc.

Guests and Staff Present

Stephen P. Adams Public Involvement and Outreach Manager, SEWRPC
Nancy M. Anderson Chief Community Assistance Planner, SEWRPC
Glen Lewinski Community Development Coordinator, Waukesha County
Benjamin R. McKay Principal Planner, SEWRPC
Christine Mueller Planning Intern, Racine County Planning and Development
Christopher D. Parisey Planner, SEWRPC
Karyn Rotker..... Senior Staff Attorney, ACLU of Wisconsin
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 1:35 p.m., welcoming those in attendance.

APPROVAL OF MEETING MINUTES OF SEPTEMBER 22, 2010

Mr. Drew asked if there were any questions or comments on the September 22, 2010, meeting minutes. Mr. Soika requested that the establishment of housing trust funds be identified as a method to facilitate the development of affordable housing in the Findings Related to New Multi-Family Housing Development Costs section of Chapter V. Hearing no other comments, Mr. Drew asked for a motion to approve the meeting minutes as amended. Mr. Melcher made a motion to approve the minutes from the September 22, 2010, meeting as amended. Ms. Olson seconded the motion. There being no further discussion, the minutes were approved unanimously by the Committee.

[Secretary's Note: See Attachment 1 for revisions to the Findings Related to New Multi-Family Housing Development Costs.]

REVISED OUTLINE FOR PLAN REPORT

Mr. Drew asked Ms. N. Anderson of the Commission staff to review the revised outline for the report documenting the housing plan (see Attachment 2). Ms. N. Anderson explained that a new chapter has been added to the outline as Chapter VII, *Demographic and Economic Characteristics*. She noted that this information was originally envisioned to be included in the Job/Housing Balance Chapter; however, demographic and economic characteristics are related to several chapters in the report. Therefore, staff thought it would be better if demographic and economic characteristics were set forth in a separate chapter. She also noted that the revised version of Chapter V, "*New Housing Development*" will soon be available on the SEWRPC website.

[Secretary's Note: The title of Chapter X has been changed from "*Subsidized Housing*" to "*Subsidized and Tax Credit Housing*" based on a suggestion made by the Environmental Justice Task Force at its meeting on November 4, 2010.]

DISCUSSION OF THE REVISED DRAFT OF CHAPTER IV, “EXISTING HOUSING,” OF THE REGIONAL HOUSING PLAN

Mr. Drew asked Ms. N. Anderson of the Commission staff to review the revised draft of Chapter IV, “*Existing Housing*,” of the regional housing plan. Ms. N. Anderson explained that the preliminary draft of Chapter IV “*Market Based Housing*,” was divided due to its length. Parts 1 (Population and Household Distribution), 2 (Inventory of Existing Housing Stock), and 4 (Foreclosure Activity in the Region) remain in Chapter IV, now called *Existing Housing*, and Part 3 (Community Policies Affecting the Provision of Housing) is in Chapter V, now called *New Housing Development*. She also noted that racial composition data has been added to Part 1 of Chapter IV, including information regarding a study undertaken by the U.S. Census Bureau in 2002, entitled, *Racial and Ethnic Residential Segregation in the United States: 1980-2000*. In addition, she noted that home sale price information has been incorporated into the chapter.

DISCUSSION OF THE PRELIMINARY DRAFT OF CHAPTER VI, “HOUSING DISCRIMINATION AND FAIR HOUSING PRACTICES,” OF THE REGIONAL HOUSING PLAN

Mr. Drew asked Mr. McKay of the Commission staff to review the preliminary draft of Chapter VI, “*Housing Discrimination and Fair Housing Practices*.” The following discussion points and comments were made during the review:

1. Mr. Soika asked if there is any insight as to why there are more reported housing discrimination complaints in Milwaukee County than other Counties in the Region. Mr. McKay noted that there are more households in Milwaukee County than other Counties in the Region. Mr. Murphy noted that Milwaukee County also has more minority residents than other Counties.
2. Mr. Murphy stated that the Community Reinvestment Act (CRA) was not the cause of recent bank failures as some have speculated. Ms. Schneider-Peragine noted that many of the high risk housing loans were made by institutions that are not covered by the CRA. Mr. Melcher suggested that factual information regarding the CRA’s relationship to high risk loans should be included in the Chapter as a footnote or appendices. Mr. Murphy noted a study that was recently completed regarding the CRA and stated that he could provide staff with references to the study.

3. Ms. Schneider-Peragine stated that the issue of segregation needs to be referred to explicitly in the first paragraph under the Affirmatively Furthering Fair Housing section starting on page VI-11. She also stated that the spirit of affirmatively furthering fair housing (AFFH) should be described in greater detail and stated that a lack of fair housing has human impacts, such as a lack of safe neighborhoods, which are a symptom of a larger failure to take meaningful action against discrimination.
4. Ms. Schneider-Peragine requested the addition of HUD Emergency Shelter Grant (ESG) and Housing Opportunities for People with AIDS (HOPWA) programs to the list of HUD funding requiring the completion of a consolidated plan on page VI-11. She also requested that a bullet point be added on page IV-12 under the discussion of requirements for conducting and analysis of impediments to fair housing choice (AI) regarding action to resolve impediments to fair housing choice. In addition, she stated that the housing advocacy community generally has additional concerns regarding AFFH to those discussed under the AFFH Concerns section and that a stronger connection between fair housing and affordable housing should be made under the Findings section.

Ms. Schneider-Peragine summarized her comments by emphasizing the need to discuss the human impacts of discrimination and fair housing issues, such as denial of employment and educational opportunities and increased crime and health risks, in addition to the regulatory discussion. She stated that she will provide staff written comments regarding these issues.

5. Mr. Murphy noted the inclusion of Figure IV-4 in Chapter IV that displays the percentage of minority and African American residents in the Region by County and requested that staff add historical data to the Figure (see Attachment 3). Mr. Peters asked if a map similar to those showing concentrations of minority populations in the Region could be prepared for persons with disabilities.

[Secretary's Note: A map showing concentrations of persons with disabilities in the Region has been included in Chapter IX, "*Accessible Housing*" (See Attachment 4).]

6. Ms. Schneider-Peragine requested the addition of a timeline of policies leading to segregation in the Milwaukee area as a footnote on page VI-2 or as an Appendix to Chapter VI. She also

requested a revision to the first sentence on page VI-2 to note that it is the goal of fair housing advocates to ensure all households have an opportunity to reside in proximity to employment and other community facilities and amenities. In addition, she noted that there have been fair housing lawsuits against communities in the Region in the past and these lawsuits should be noted in Chapter VI.

7. Mr. Murphy asked if there is information regarding the distribution of HUD funding for communities in the Region. Ms. N. Anderson responded that she is unsure if this information is available, but staff will contact HUD and attempt to compile funding data for inclusion in the report. Mr. Murphy also requested the identification of house of corrections facilities on the concentration of minority population maps in Chapter IV.

[Secretary's Note: The maps will be revised when 2009 ACS data regarding existing housing in the Region are added to Chapter IV. It is anticipated that the revised chapter will be reviewed at the March 2011 Advisory Committee meeting.]

8. Mr. Peters noted that the Americans with Disabilities Act (ADA) does not generally apply to housing but it does apply to areas open to the public in nursing homes, community based residential facilities, and other housing that provides services to the public. Mr. McKay noted that the ADA, in addition to other Federal and State accessibility legislation, will be addressed in Chapter IX.
9. Mr. Murphy noted that only 9 percent of the loans received by residents of the Region in 2005 were to African Americans, which does not support the position that the CRA is one of the reasons for recent bank failures.
10. Mr. Yunker asked the Committee if they would like to make a motion to approve Chapter VI, "*Housing Discrimination*," pending a review of the Committee's comments in the meeting minutes. Mr. Peters stated he would prefer to wait for approval until all of the information regarding AIs in the Region could be incorporated into the Chapter. Ms. Schneider-Peragine stated that other staff members at the Metropolitan Milwaukee Fair Housing Council would like to review the Chapter and she would like to have their comments prior to approval of the Chapter. Mr. Drew suggested that staff incorporate the Committee's comments and written comments

from Ms. Schneider-Peragine into a revised draft and the Committee can consider the revised draft of the Chapter at a future meeting.

PUBLIC COMMENTS

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

1. Ms. Rotker stated that a map showing where persons of all races, including White/Non Hispanic, live in the Region should be included in Chapter IV. She stated that she would provide an example of a dot concentration map that was prepared for the City of Chicago.

[Secretary's Note: See Attachment 5 for a map of the Southeastern Wisconsin Region showing population concentration by race. The map will be included in the revised version of Chapter IV.]

2. Ms. Rotker noted that the Fair Housing Act prohibits actions with a discriminatory effect, which is an important distinction to make. She also noted that she could provide some additional information regarding the responsibilities of entitlement communities and affirmatively furthering fair housing. In addition, she noted several court cases that should be addressed in Chapter VI, including cases in South Milwaukee and Shorewood Hills in Wisconsin and Westchester County in New York. She stated that she would provide information regarding these cases. Mr. Drew suggested that Ms. Rotker prepare her comments and submit them to staff for incorporation into the Chapter.

[Secretary's Note: Ms. Rotker's comments will be incorporated into the revised version of Chapter VI. It is anticipated that the revised chapter will be reviewed at the January 2011 Advisory Committee meeting.]

CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Drew asked Ms. N. Anderson to review the correspondence and announcements related to the proposed 2011 meeting schedule, Newsletter No. 2, and any other correspondence or announcements:

1. Ms. N. Anderson noted that the proposed 2011 meeting schedule continues with meetings to be held on the fourth Wednesday of odd numbered months, with the exception of November 30, 2011. The November meeting will be held on the fifth Wednesday due to the Thanksgiving Holiday.
2. Ms. N. Anderson noted that staff prepared a draft of the second regional housing plan newsletter and a companion brochure, which were sent to Regional Housing Plan Advisory Committee and Environmental Justice Task Force members for comment prior to their release. The final newsletter has been mailed to approximately 2,000 government officials, staff, and members of the public. She also noted that the newsletter and English and Spanish language versions of the brochure are available on the SEWRPC website.

NEXT MEETING DATE

Mr. Drew stated that the next meeting is scheduled for December 1, 2010, from 1:30 p.m. to 3:30 p.m. in Banquet Room 2 of the Tommy G. Thompson Youth Center.

ADJOURNMENT

Mr. Drew thanked the Committee members and guests for their time and participation and declared the meeting adjourned at 2:40 p.m.

Respectfully submitted,

Benjamin R. McKay
Recording Secretary

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