

Minutes of the Eleventh Meeting of the

**REGIONAL HOUSING PLAN ADVISORY COMMITTEE**

DATE: April 6, 2011

TIME: 1:30 p.m.

PLACE: Tommy G. Thompson Youth Center, Banquet Room 2  
State Fair Park  
640 S. 84<sup>th</sup> 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  
David Cappon ..... Executive Director, Waukesha Housing Authority  
Michael Cotter ..... Director, Walworth County  
Land Use and Resource Management Department  
Joe Heck ..... Assistant Director, Racine Department of City Development  
Michael Hoefft ..... City Planner, City of Waukesha  
Jeff Labahn ..... Director of City Development, City of Kenosha  
J. Scott Mathie ..... Director of Government Affairs, Metropolitan Builders Association  
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  
Antonio M. Pérez ..... Executive Director, City of Milwaukee Housing Authority  
Brian Peters ..... Housing Policy Advocate, Independence *First*  
Kim Plache ..... Senior Community Relations Officer, Milwaukee Office of WHEDA  
Mary Kay Schleiter ..... Associate Professor,  
Department of Sociology, University of Wisconsin-Parkside

Guests and Staff Present

Stephen P. Adams ..... Public Involvement and Outreach Manager, SEWRPC  
Nancy M. Anderson ..... Chief Community Assistance Planner, SEWRPC  
Jesse R. Greenlee ..... Manager, Community Development, WHEDA  
Glen Lewinski ..... Community Development Coordinator, Waukesha County  
Cathie Madden ..... Milwaukee Housing Trust Fund and Local Initiatives Support Corporation  
Benjamin R. McKay ..... Principal Planner, SEWRPC  
Christopher D. Parisey ..... Planner, SEWRPC  
Kathryn E. Sobottke ..... Senior Specialist, SEWRPC  
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 JANUARY 26, 2011**

Mr. Drew asked if there were any questions or comments on the January 26, 2011, meeting minutes. There were none. Hearing no comments, Mr. Drew asked for a motion to approve the meeting minutes. Mr. Pérez made a motion to approve the minutes from the January 26, 2011, meeting. Mr. Peters seconded the motion. There being no further discussion, the minutes were approved unanimously by the Committee.

## **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 noted that Parts 1 and 2 of the Chapter were reviewed by the Committee at the October 27, 2010, meeting and Part 3 was reviewed by the Committee at the January 26, 2011, meeting. She noted that the underlined portions of the revised chapter reflect comments from those meetings. She then explained the revisions. She also informed the Committee that the first full paragraph on page IV-3, which describes household data for Milwaukee County from the 2005-2009 American Community Survey, will be deleted because updated information from the 2010 Census is provided in Chapter VII.

The following discussion points and comments regarding Chapter IV were made by the Committee:

1. Mr. Mathie noted that data for racial composition of the Region’s population in 2008 is included on Table IV-6 and suggested adding the percentage change from a previous Census. Mr. McKay noted that racial composition data from 1970 is included in Table IV-5 and that the percentage change from 1970 to 2008 would be added to Table IV-6 (see Attachment 1).

[Secretary’s Note: The percentage change in total minority population between 1970 and 2010 has been added to Table VII-4 in Chapter VII, *Demographic and Economic Characteristics* (see Attachment 2), and is also provided for each local government on Table VI-1 in Chapter VI. The following paragraph was added after the last paragraph under the Racial Composition section on page VII-4:

“Table VII-4 also shows the minority population percentage in the Region by sub-area and County in 1970 and 2010. The minority population in the Region increased from about 7 percent in 1970 to about 29 percent in 2010. In addition, the minority population in each County in the Region increased between 1970 and 2000 as follows:

- Kenosha County: About 2 percent to about 30 percent
- Milwaukee County: About 11 percent to about 46 percent
- Ozaukee County: Less than 1 percent to about 7 percent
- Racine County: About 7 percent to about 26 percent

- Walworth County: Less than 1 percent to about 13 percent
- Washington County: Less than 1 percent to about 6 percent
- Waukesha County: Less than 1 percent to about 10 percent.”]

2. Mr. Mathie noted that the first full paragraph on page IV-4 states that concentrations of families in poverty tend to overlap with areas that have a high concentration of minority population. He stated that other socio-economic issues such as employment and education, and not just the racial composition of an area, correlate to concentrations of families in poverty. Ms. N. Anderson noted that the reference to Chapter VII in the next to last sentence of the paragraph would be revised accordingly.

[Secretary’s Note: The second to last sentence in the first full paragraph on page IV-4 has been revised as follows:

“Racial composition and other demographic information that may relate to concentrations of families in poverty, such as educational attainment and employment characteristics, are presented by sub-regional housing analysis area in Chapter VII.”]

3. Mr. Murphy noted that the Brookings Institute study referenced on page IV-5 concluded that the Milwaukee Metropolitan Area is still the most segregated large metropolitan area in the Country for African Americans. He noted that people may think of the City of Milwaukee proper when they read this study; however, the City proper has a very diverse population. He suggested the addition of a cross reference to the racial composition data by sub-regional housing analysis area in Chapter VII. Mr. Mathie asked if the Brookings Institute study provides any reasons for why this trend has continued in the Milwaukee area. Mr. Yunker suggested the addition of text regarding the methodology of the study. Mr. Murphy questioned whether the study identifies the root causes of segregation. He noted that there are a greater percentage of lower-income households among minority populations than non-minority populations and zoning ordinances in outlying communities that restrict the types of housing that tend to be more affordable to lower-income households, such as multi-family housing, could be contributing to the concentration of minority populations in the central city areas of the Region.

[Secretary’s Note: The following sentences were added to the end of first full paragraph on page IV-5:

“The analysis used dissimilarity indices to measure the segregation of particular racial and ethnic minority groups. The dissimilarity indices measure the degree to which a minority group is distributed differently than whites across census tracts. The values range from 0, which would be complete integration, to 100, which would be complete segregation. The value indicates the percentage of the particular minority group that needs to move to be distributed exactly like whites. Additional information regarding racial and ethnic composition in the Region by sub-area is presented in Chapter VII.”]

4. Mr. Drew noted the text regarding the decrease in the number of renter occupied units in Milwaukee County without a corresponding increase in rental vacancies in the second paragraph

on page IV-11. He asked if there is available data regarding rental housing unit demolitions. Ms. N. Anderson responded that staff will attempt to obtain this data.

[Secretary's Note: A new Table IV-27 has been added providing information regarding demolished housing units (see Attachment 3). Subsequent tables in the Chapter will be renumbered accordingly. The following paragraph was added after the first paragraph on page IV-15:

“The change in units in the Region between 2000 and 2009 includes a number of demolished units, which are shown on Table IV-27 by structure type. About 53 percent of the units demolished in the Region between 2000 and 2009 were single family units. About 27 percent were units in two family structures, about 19 percent were units in multi-family structures, and about 1 percent were mobile homes or other types of housing units.”]

5. Mr. Mathie referred to the Foreclosure Activity in the Region section and suggested adding foreclosure comparison data between Wisconsin and the Nation. Ms. N. Anderson noted Chapter IV will also include findings from a report on foreclosures in the City of Milwaukee when the report is completed, and that information on appraisal practices will also be added at that time, as noted in the chapter. Mr. Murphy noted that he expects the foreclosure report to be completed in about three weeks. Mr. Pérez noted that the section regarding the third round of funding under the Neighborhood Stabilization Program (NSP3) may need to be revised or removed based on upcoming Congressional action. Ms. N. Anderson responded that the section can be updated or removed as needed.

[Secretary's Note: The following sentences were added to the end of the first partial paragraph on page IV-22:

“State trends in foreclosure starts documented in the January 2010 HUD report titled, *Report to Congress on the Root Causes of the Foreclosure Crisis*, show that the trend in foreclosure starts in Wisconsin was similar to that of the Nation between 2005 and 2008. The data also shows that States such as Nevada, Florida, Arizona, and California had much greater increases in foreclosure starts than Wisconsin over the same time period.”]

6. Mr. Drew asked if there were any further comments on Chapter IV. There being none, Mr. Drew asked for a motion to approve the revised draft of Chapter IV, *Existing Housing*, with incorporation of comments from the Committee's discussion. Mr. Murphy made a motion to approve the revised draft of Chapter IV with comments from the Committee's discussion. Mr. Melcher seconded the motion and it was approved unanimously. Mr. Yunker stated that the comments from the Committee's discussion to be incorporated into Chapter IV will be included in the meeting minutes.

**DISCUSSION OF THE PRELIMINARY DRAFT OF CHAPTER VII, “DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS,” OF THE REGIONAL HOUSING PLAN**

Mr. Drew asked Mr. McKay of the Commission staff to review the preliminary draft of Chapter VII, “*Demographic and Economic Characteristics*,” of the regional housing plan. The following discussion points and comments were made during the review:

1. Mr. Labahn suggested adding State and National age distribution data to the Age Distribution and Gender Composition section.

[Secretary’s Note: State and National age distribution data will be added to Table VII-3 when it is updated with 2010 Census data in mid-2011. The end of the first paragraph under the Age Distribution and Gender Composition section on page VII-3 was revised as follows:

“The median age of the Region’s population increased steadily between 1970 and 2000 from 27.6 years of age to 35.4 years of age, which follows State and National trends. The median age of the State’s population increased from 27.2 years of age to 36.0 years of age and the median age of the Nation’s population increased from 28.1 years of age to 35.3 years of age between 1970 and 2000.”]

2. Mr. Murphy noted that the areas listed on page VII-3 as having the highest median ages are all located in suburban areas.

[Secretary’s Note: The first sentence of the last paragraph on page VII-3 was revised as follows:

“As noted throughout this report, the changing age composition of the Region, particularly in suburban areas, will have an impact on the demand for housing better suited to an older population.”]

3. Mr. Cappon referred to the Household Income section on page VII-8 and noted that it would be useful to have a comparison of household income over time. Mr. Yunker suggested converting the current County and Region median annual household incomes to constant dollars to compare current household income to past household income.

[Secretary’s Note: Household income levels by Counties in the Region and the Region, State, and Nation in 1979 are set forth in a new table, to be numbered Table VII-12 (see Attachment 4). Subsequent tables will be renumbered accordingly. The following sentences were added to the end of the first paragraph on page VII-8:

“Table VII-12 sets forth historic median household income levels in the Region by County and for the Region, State, and Nation. The reported median household income in the Region was \$20,085 in 1979. Household income in the Region was \$57,588 when expressed in constant dollars (1979 reported income adjusted for inflation to express that income in 2005-2009 dollars), which is 6 percent less than the reported 2005-2009 median household income for the Region. Table

VII-12 also shows that the 2005-2009 median household income increased by about 2 percent in the State and by about 7 percent in the Nation over the 1979 level when adjusted for inflation.”]

4. Mr. Murphy referred to the Households with Housing Problems section starting on page VII-10 and noted that it would be useful to compare the percentage of households with a high housing cost burden in the Region to that of the State and Nation. Mr. Yunker noted that this data should be available and will be added to the section.

[Secretary’s Note: High housing cost burden data for the State and Nation has been added to Table VII-18, which was formerly Table VII-17 (see Attachment 5). The third sentence in the third paragraph on page VII-10 was revised as follows:

“About 36 percent of households in the Region, or 282,576 households, have a high housing cost burden, and about 33 percent of the households in the State and about 35 percent of households in the Nation have a high housing cost burden.”]

5. Mr. Murphy noted that people could be working as many or longer hours and earn less money relative to 1970, which would make it more difficult to pay for housing. Mr. Yunker noted that data from other Commission reports shows that real income has not increased in recent decades. Mr. Cappon noted that the current HUD affordability threshold for housing is 30 percent of a household’s income; however, it used to be 25 percent. He also noted that 26 percent of gross household income used to be the standard used by mortgage lenders.
6. Mr. Murphy noted that there may be a correlation between foreclosures and high housing cost burden. Mr. Mathie noted that the Harvard Joint Center for Housing Studies may have done some research regarding this topic. Mr. Murphy noted that City owned foreclosed homes were selling for 80 percent of assessed value four years ago and now they are selling for 20 percent of assessed value. Mr. Cappon asked whether the foreclosed homes are being sold to people intending to reside in them or rent them to others. Mr. Murphy responded that originally City policy was to sell the homes to people that intended to reside in them; however, this policy was recently changed because the homes are not selling. He noted that the tight credit market is still a concern and one bank is doing about 70 percent of the lending.
7. Mr. Peters noted that there is no data regarding persons with disabilities presented in the chapter. Mr. McKay responded that data regarding the number of persons with disabilities and type of disability by County in the Region is included in Chapter IX, *Accessible Housing*. Mr. Peters suggested adding a cross reference to Chapter IX.

[Secretary’s Note: The following sentence has been added to the first partial paragraph on page VII-4:

“Information regarding accessible housing and persons with disabilities, including type of disability, is presented in Chapter IX, *Accessible Housing*.”]

8. Mr. Cappon referred to Table VII-29, which shows the number of people employed in the Region by occupation, and asked how many people are employed by the government. Ms. N. Anderson responded that government employment is not specified by occupation, but it is specified in employment by industry type, which is set forth in Table VII-39. She also noted that the historic employment by industry group data set forth in Table VII-37 is not comparable with the data in Table VII-39 because the Standard Industrial Classification (SIC) system is used for historical data and the North American Industry Classification System (NAICS) is used for current data. She noted that some categories such as manufacturing are comparable, but other categories, such as services, are not. She stated that text will be added to Chapter VII to explain the comparability issues. Mr. Murphy referred to Table VII-40 noted that jobs in the Arts, Entertainment, and Recreation industry category have a much higher annual wage in Milwaukee County than the other Counties in the Region. Mr. Yunker suggested adding a table that includes a more detailed description of the NAICS industry sectors.

[Secretary's Note: The third paragraph on page VII-20 has been revised as follows (note that Table VII-40 was formerly Table VII-39 and Table VII-38 was formerly Table VII-37):

“Table VII-40 sets forth an estimated percentage of jobs by industry group for counties and sub-areas in the Region in 2010. The data set forth in Table VII-40 uses the North American Industry Classification System (NAICS). These data are not directly comparable to the historical employment data set forth in Table VII-38, which uses the Standard Industrial Classification (SIC) system. The NAICS, which was established in 1997, provides compatibility between the industrial structure and composition of the United States, Canadian, and Mexican economies. A comparison of NAICS sectors and SIC divisions is set forth in Table VII-41 (see Attachment 6). A link to the NAICS Association website can be found on the SEWRPC website at [www.sewrpc.org/SEWRPC/Housing.htm](http://www.sewrpc.org/SEWRPC/Housing.htm).

It is estimated that about 15 percent of the jobs in the Region are manufacturing jobs. This is the highest percentage of jobs by industry type in the Region. It is estimated that health care and social assistance jobs and retail jobs are the only other industries to account for more than 10 percent of the Region's jobs, accounting for about 14 percent and 11 percent of the Region's jobs, respectively. About 9 percent of the Region's jobs are estimated to be accommodation and food services jobs.”]

9. Mr. Drew asked if there were any further comments on Chapter VII. There being no further discussion, Mr. Drew asked for a motion to approve the preliminary draft of Chapter VII, *Demographic and Economic Characteristics*, with incorporation of comments from the Committee's discussion. Ms. Olson made a motion to approve the preliminary draft of Chapter VII with comments from the Committee's discussion. Mr. Cotter seconded the motion and it was approved unanimously. Mr. Yunker stated that comments from the Committee's discussion to be incorporated into Chapter VII will be included in the meeting minutes.

## **UPDATE ON PUBLIC INVOLVEMENT ACTIVITIES RELATED TO THE REGIONAL HOUSING PLAN**

Mr. Drew asked Mr. Adams of the Commission staff to provide the Committee with an update on public involvement activities undertaken by Commission staff related to the regional housing plan. Mr. Adams asked the Committee members to turn their attention to following public involvement handouts and brochure (see Attachment 7):

1. *Southeastern Wisconsin Regional Planning Commission Public Involvement and Outreach Division*: The handout shows the functions of the Public Involvement and Outreach Division.
2. *Listing of Organizational Entities Meetings/Events Conducted by SEWRPC Public Involvement and Outreach Staff*: The handout lists all of the organizations the Public Involvement and Outreach Division has had involvement with in 2009 and 2010. The handout also notes the level of involvement with each organization.
3. *SEWRPC Public Involvement and Outreach Division Update on Primary Organizational Contacts*: The handout lists organizations with which the Public Involvement and Outreach Division is developing joint activities.
4. *Planning for Housing in Southeastern Wisconsin*: A short and simple brochure has been developed regarding the regional housing plan. It is intended to increase public interest in the plan and lead people to outlets with more information, such as the SEWRPC website.

The following discussion points and comments were made during the update:

1. Mr. Yunker noted that the public involvement that accompanies a SEWRPC study is multi-faceted. An advisory committee is typically formed to guide study preparation. There are also public informational meetings that are accompanied by newsletters and brochures at different points during study preparation. In addition, all study materials are made available on the SEWRPC website and Public Involvement and Outreach Division staff meets with organizations throughout the Region. Mr. Yunker noted that suggestions regarding additional organizations that may be interested in meeting with staff regarding SEWRPC studies can be submitted to Mr. Adams.
2. Mr. Murphy asked if the new housing brochure will be made available in Spanish. Ms. N. Anderson responded that it is currently being translated.

## **PUBLIC COMMENTS**

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

## **CORRESPONDENCE AND ANNOUNCEMENTS**

Mr. Drew noted that staff had no additional correspondence or announcements. Mr. Murphy requested that Cathie Madden, a member of the City of Milwaukee Housing Trust Fund Advisory Board, make a presentation regarding the Trust Fund at a future Advisory Committee meeting. There were no objections from the Committee members. Mr. Peters noted that HUD has prepared a report regarding worst case

housing needs that may be of interest to Committee members and noted that it is available on the HUD website. Mr. Yunker stated that staff will provide the website link to Advisory Committee members.

[Secretary's Note: The HUD report, *Worst Case Housing Needs 2009: A Report to Congress*, released in February 2011, is available at: [http://www.huduser.org/portal/publications/affhsg/wc\\_HsgNeeds09.html](http://www.huduser.org/portal/publications/affhsg/wc_HsgNeeds09.html)  
A supplemental report, *2009 Worst Case Housing Needs of People with Disabilities*, released in March 2011, is available at: [http://www.huduser.org/portal/publications/affhsg/wcn\\_disability.html](http://www.huduser.org/portal/publications/affhsg/wcn_disability.html).]

#### **NEXT MEETING DATE**

Mr. Drew noted that the next meeting is scheduled for May 25, 2011, in Banquet Room 2 of the Tommy G. Thompson Youth Center located at State Fair Park, 640 S. 84<sup>th</sup> Street. The meeting time will be from 1:30 p.m. to 3:30 p.m.

#### **ADJOURNMENT**

Mr. Drew thanked the Committee members and guests for their time and participation and asked for a motion to adjourn the meeting. Mr. Pérez made a motion to adjourn the meeting. Mr. Melcher seconded the motion and it was approved unanimously. The meeting was adjourned at 3:00 p.m.

Respectfully submitted,

Benjamin R. McKay  
Recording Secretary

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