

Minutes of the Thirteenth Meeting of the

**REGIONAL HOUSING PLAN ADVISORY COMMITTEE**

DATE: September 28, 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 of Planning and Development, Racine County  
Michael Cotter ..... Director, Walworth County  
Land Use and Resource Management Department  
Joe Heck ..... Assistant Director, Racine Department of City Development  
J. Scott Mathie ..... Senior Director, Government Affairs  
Metropolitan Builders Association of Greater Milwaukee  
George Melcher ..... Director of Planning and Development, Kenosha County  
Michael Murphy ..... Alderman, City of Milwaukee  
Antonio M. Pérez ..... Executive Director, City of Milwaukee Housing Authority  
Brian Peters ..... Housing Policy Advocate, Independence *First*  
Maria Prioletta ..... Redevelopment and Special Projects Manager,  
Milwaukee Department of City Development  
Mary Kay Schleiter ..... Associate Professor,  
Department of Sociology, University of Wisconsin-Parkside  
Kori Schneider-Peragine ..... Senior Administrator, Inclusive Communities Program,  
Metropolitan Milwaukee Fair Housing Council  
Dale Shaver ..... Director, Waukesha County Department of Parks and Land Use  
Michael Soika ..... Executive Director, YMCA Urban Campus, Milwaukee  
Andrew Struck ..... Director, Ozaukee County Planning and Parks Department  
Marne Stück ..... Government Affairs Director,  
Greater Milwaukee Association of Realtors

Guests and Staff Present

Stephen P. Adams ..... Public Involvement and Outreach Manager, SEWRPC  
Nancy M. Anderson ..... Chief Community Assistance Planner, SEWRPC  
Cathie Madden ..... City of Milwaukee Housing Trust Fund  
and Local Initiatives Support Corporation  
Benjamin R. McKay ..... Principal Planner, SEWRPC  
Christopher D. Parisey ..... Planner, SEWRPC  
Leo Ries ..... Executive Director, LISC Milwaukee  
Kerry Thomas ..... Interim Executive Director, Transit NOW  
Jamila Wright ..... Graduate Student, UWM School of Architecture and Urban Planning

## **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 MAY 25, 2011**

Mr. Drew asked if there were any questions or comments on the May 25, 2011, meeting minutes. Mr. Peters referred to item 20 on page 7 and asked if there is an update on data regarding subsidized units created through tax exempt bonds. Mr. McKay responded that staff is working with WHEDA to obtain the data. Hearing no additional comments, Mr. Drew asked for a motion to approve the meeting minutes. Mr. Pérez made a motion to approve the minutes from the May 25, 2011, meeting. Mr. Peters seconded the motion. There being no further discussion, the minutes were approved unanimously by the Committee.

## **PRESENTATION BY CATHIE MADDEN, VICE CHAIR OF THE CITY OF MILWAUKEE HOUSING TRUST FUND ADVISORY BOARD, AND MILWAUKEE ALDERMAN MICHAEL MURPHY ON A SOUTHEASTERN WISCONSIN HOUSING TRUST FUND AS PROPOSED BY THE CITY OF MILWAUKEE HOUSING TRUST FUND**

Mr. Drew asked Mr. Murphy and Ms. Madden to begin the presentation. Mr. Murphy provided a brief background on the City of Milwaukee Housing Trust Fund and stated that the proposed Southeastern Wisconsin Housing Trust Fund would provide a regional approach to address affordable housing. He then introduced Ms. Madden, Vice Chair of the City of Milwaukee Housing Trust Fund Advisory Board. Ms. Madden recognized several individuals for their contributions to developing the proposal for the Southeastern Wisconsin Housing Trust Fund, including Brian Peters, Kori Schneider-Peragine, Michael Soika, Heather Dummer-Combs, Alderman Murphy, and Leo Ries. Mr. Murphy added that the interfaith community has taken a lead role and it has been a collaborative effort. Ms. Madden asked Committee members to turn their attention to the PowerPoint presentation titled, *Sustaining and Expanding Affordable Housing: Housing Trust Fund of Southeastern Wisconsin* (see Attachment 1). Ms. Madden and Mr. Murphy discussed the following aspects of the Proposed Housing Trust Fund of Southeastern Wisconsin (HTF-SW):

- Context for creating the HTF-SW
- Photos of affordable housing
- Current City of Milwaukee Housing Trust Fund
- Current Milwaukee County Housing Trust Fund
- Basis for creating the HTF-SW
- Economic benefits of building affordable housing
- Recommendations for the HTF-SW
- Primary benefits of the HTF-SW
- Types of projects to be funded
- Two classes of membership in the HTF-SW
- Funding the HTF-SW
- Administration and operation of the HTF-SW
- Steps to create the HTF-SW.

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

1. Mr. Mathie asked about the financial commitment to become a voting member of the HTF-SW. Mr. Murphy responded that a model would be developed by potential members. The model could be a vote based on the proportion of funding a jurisdiction contributes to the HTF-SW, or it could be one member one vote. Mr. Mathie asked if potential members would be limited to public representation or if membership would be public/private. Mr. Murphy responded that membership would likely include both public and private representation. He noted that private representation could include banks and developers. Ms. Madden noted that the HTF-SW would still be a public entity and Mr. Murphy noted it may be organized similar to the Milwaukee Economic Development Corporation. Mr. Peters noted that there can be future discussion on these matters but it is important that work to create the HTF-SW move forward. Mr. Murphy noted that the current process for ranking applications used by the City of Milwaukee Housing Trust Fund can be requested by e-mailing [housingtrustfund@milwaukee.gov](mailto:housingtrustfund@milwaukee.gov).
2. Mr. Pérez noted that the HTF-SW prospectus can be strengthened by highlighting the ability to use Trust Fund dollars to leverage Federal funding, such as McKinney-Vento, CDBG, HOME, and project based Section 8 funds. Mr. Murphy agreed that this should be a point of emphasis and noted that \$3 million of City trust fund investment has resulted in over \$60 million of housing development. He noted that housing for the homeless or at risk families may be an emphasis in Milwaukee County while workforce housing may be an emphasis in Waukesha County. He also noted that membership in the HTF-SW would be good public policy for communities involved in lawsuits related to workforce housing and a solution to allow low-income workers to live near jobs and de-centralization of poverty in Milwaukee. In addition, the HTF-SW could be an example of regional cooperation for other housing providers such as public housing authorities.
3. Ms. Madden noted during the presentation that extensive research was conducted into existing funding models from around the Country. Mr. Murphy noted that there was a recent change in State TIF law that now allows a community to allocate TIF funding to affordable housing. He also noted the likely forthcoming reduction in CDBG and HOME funding in the Federal budget. Mr. Pérez noted that Payments in Lieu of Taxes (PILOT) could be assessed on developments such as hospitals or nursing homes as a funding mechanism. Mr. Murphy noted that PILOT has not been a reliable source of funding in the past. Mr. Ries suggested from the audience that PILOT funding could be a State legislative initiative supported by the HTF-SW.
4. Mr. Drew thanked Ms. Madden and Mr. Murphy for the presentation and suggested that the proposed HTF-SW be included as a recommendation in the preliminary draft of Chapter XII of the regional housing plan. Ms. Madden thanked the Committee and requested that Committee members e-mail her with further comments or questions at [cgmadden@aol.com](mailto:cgmadden@aol.com).

**REVIEW AND APPROVAL OF THE REVISED DRAFT OF CHAPTER VI, *HOUSING DISCRIMINATION AND FAIR HOUSING PRACTICES*, AND APPENDICES F, G, AND H OF THE REGIONAL HOUSING PLAN**

Mr. Drew asked Ms. N. Anderson of the Commission staff to review the revised draft of Chapter VI, "*Housing Discrimination and Fair Housing Practices*," of the regional housing plan. Ms. N. Anderson noted that this Chapter has been reviewed by the Committee at several prior meetings and the Committee last reviewed the Chapter at its May 25, 2011, meeting and requested a few revisions, which are addressed in the May 25 meeting minutes. Ms. N. Anderson also noted that a memorandum setting forth two additional proposed changes to Chapter VI has been distributed to Committee members (see

Attachment 2). She reviewed the changes set forth in the memorandum. The first is an update to the Low Income Housing Tax Credit (LIHTC) development section to reflect recent events surrounding lawsuits in the City of New Berlin. The second is an update to the section regarding *State Financial Bank et. al. v. City of South Milwaukee*. Mr. Drew asked if there were any questions or comments on the revisions to Chapter VI. Hearing no comments, Mr. Drew asked for a motion to approve the Chapter. Mr. Shaver made a motion to approve Chapter VI, *Housing Discrimination and Fair Housing Practices*. Mr. Pérez seconded the motion. There being no further discussion, the Chapter was approved unanimously by the Committee.

## **DISCUSSION OF THE REVISED DRAFT OF THE “LAND USE ELEMENT” SECTION OF CHAPTER V, NEW HOUSING DEVELOPMENT, AND APPENDIX E OF THE REGIONAL HOUSING PLAN**

Mr. Drew asked Ms. N. Anderson to review the revised draft of the “Land Use Element” section of Chapter V, *New Housing Development*. Ms. N. Anderson noted that Committee members received a corrected version of the insert for Chapter V prior to the meeting. She noted that the insert sets forth local land use plan maps from comprehensive plans adopted by communities with existing or proposed sanitary sewer service areas. Maps and tables showing the amount of developable land designated for medium and high density residential development in each of the adopted comprehensive plans are also included. She noted that the land use plan maps form the basis of the expected job/housing balance analysis in Chapter VIII, *Job/Housing Balance*. The following discussion points and comments were made during the review:

1. Mr. Mathie stated for clarification that the data set forth in Tables V-9 through V-15 represent available lands designated for medium- and high-density residential development only. Ms. N. Anderson confirmed Mr. Mathie’s clarification. Mr. Mathie suggested adding percentage columns to the Tables.

[Secretary’s Note: Percentage columns have been added to Tables V-9 through V-15 (see Attachment 3.)]

2. Mr. Soika asked Ms. N. Anderson for further clarification regarding the information set forth on Maps V-10 through V-16, which show areas designated in comprehensive plans by sewer communities for housing at densities that would accommodate affordable housing by county. She explained that the shaded areas show land designated for housing at densities that would accommodate affordable housing, typically high and/or medium density residential or mixed use, and the hatched areas show land designated for these uses that is available for development or redevelopment.
3. Mr. Peters suggested adding a light grey shade to Maps V-9 through V-15 to show proposed sanitary sewer service areas more clearly. Ms. J. Anderson noted that there is a large area of land along I-94 in Racine County that is within a proposed sewer service area that will likely not be developed in the short term because of the amount of land designated for urban development and the distance from existing urbanized areas. She suggested adding a layer to Maps V-9 through V-15 that shows the current extent of sewer service to distinguish areas that will be available for development in the short term from those that will be available for development in the long term. Mr. Shaver suggested adding additional maps showing this information because Maps V-9 through V-15 could become confusing.

[Secretary's Note: See Attachment 3 for the additional maps showing proposed sanitary sewer service areas and areas currently served by sanitary sewer. The areas served by sewer are current as of 2000. The Commission is updating this map layer to 2010 and the updated layer will be incorporated into the maps upon completion, which is expected in Spring of 2012.]

4. Ms. Prioletta asked if additional land could become available for development that would potentially accommodate affordable housing. Ms. N. Anderson responded that a community can amend its comprehensive plan at any time to make additional land available.
5. Mr. Drew asked if there were any further questions or comments on the revised Land Use Element section of Chapter V. Hearing no comments, Mr. Drew asked for a motion to approve the insert. Ms. Schneider-Peragine made a motion to approve the revised Land Use Element of Chapter V, *New Housing Development*. Mr. Shaver seconded the motion. There being no further discussion, the revised Land Use Element section of Chapter V was approved unanimously by the Committee.

#### **DISCUSSION OF THE PRELIMINARY DRAFT OF CHAPTER VIII, *JOB/HOUSING BALANCE*, OF THE REGIONAL HOUSING PLAN**

Mr. Drew asked Mr. McKay of the Commission staff to review the preliminary draft of Chapter VIII, *Job/Housing Balance*, of the regional housing plan. The following discussion points and comments were made during the review:

1. Mr. Mathie referred to Table VIII-1, Job to Housing Ratio in the Region by Sub-Regional Housing Analysis Area: 2000, and suggested adding a column that denotes whether a sub-area's job to housing ratio implies a sub-area is over-supplied with housing, under-supplied with housing, or has a balance between jobs and housing.

[Secretary's Note: See Attachment 4 for the revised version of Table VIII-1.]

2. Mr. Peters suggested adding a map showing job/housing balance and concentrations of persons with disabilities, similar to Map VIII-6, which shows job/housing balance and concentrations of minority populations.

[Secretary's Note: See Attachment 5 for the requested map. It should be noted that 2000 Census data was used because American Community Survey data regarding persons with disabilities will not be available at the sub-regional housing analysis area level until 2013. Attachment 5 also includes a text section titled, Job/Housing Balance and Concentrations of Persons with Disabilities, which will be inserted after the first partial paragraph on page VIII-8 of Chapter VIII.]

3. Mr. Drew noted that the Migrant Worker Housing section, starting on page VIII-8, does not come to a conclusion. He noted that the text states providing housing for workers who come to the area looking for seasonal work without a guarantee of a job is the primary concern regarding migrant worker housing in the Region; however, there does not seem to be any data regarding this assertion. Mr. McKay noted that the Wisconsin Department of Workforce Development (DWD)

has data regarding migrant workers who come to the State with a work agreement; however, they do not have data regarding workers who come to the State without an agreement. Ms. N. Anderson noted that United Migrant Outreach Services (UMOS) provided staff with a summary of their concerns regarding migrant worker housing, including insufficient resources to provide workers in need with temporary housing. Mr. Drew suggested adding a finding that recommends that DWD develop a method to document the number of migrant workers who come into the State without work agreements.

[Secretary's Note: The following finding was added as the third bullet on page VIII-27:

“Migrant workers that come to the State with a work agreement are guaranteed payment by State Statute and may also receive employer provided housing. The larger migrant worker housing issue is providing housing for the many workers who come to the Region in search of seasonal employment without a work agreement, and no guarantee of employment or housing. Organizations that provide aid to migrant workers often do not have enough resources to meet the temporary housing needs of migrant workers who do not find seasonal employment, or do not find employment soon after arriving in Wisconsin. The Wisconsin Department of Workforce Development should work to develop a method to document the number of migrant workers that come to the Region without a work agreement to help quantify the potential need for temporary housing for workers and their families.”]

4. With regard to the Employment-Housing-Transit Connections section, Mr. Yunker noted that there is a 10 percent cut in transit funding in the 2012 State budget. He also noted that the Milwaukee County Transit System (MCTS) receives a greater share of its budget from State funding than other transit systems in the State; however, the County Executive and Board of Supervisors are proposing to convert a number of local transit routes to express routes using funding from the discontinued Kenosha-Racine-Milwaukee Commuter Link (KRM) project. This would fund operating costs of the express routes for up to three years, and has the potential to permit MCTS to avoid any service cuts and fare increases next year. Mr. Yunker also noted that the Cities of Kenosha and Racine requested KRM funding for bus replacement and the City of Milwaukee requested funding to relocate water utilities for the Milwaukee Streetcar project.
5. Mr. Murphy noted that a worker must have a car to reach areas with jobs and no transit service or affordable housing. Mr. Soika noted that 20 percent of households in some areas of Milwaukee do not have access to a vehicle. Ms. Schleiter noted that even some areas with transit service have limited hours of operation, which may limit access to some jobs. Mr. Yunker noted that the public transit element of the 2035 regional transportation system plan recommends a significant increase in service area, service hours, and service frequency, which would substantially increase access to employment opportunities for people without access to a vehicle.
6. Mr. Murphy noted that employers may have to provide transportation to workers without access to a vehicle if they have an unmet demand for workers. Mr. Shaver noted that Waukesha County has been working with employers to implement a vanpool service; however, to date there has been limited interest from workers with the exception of Quad-Graphics employees.

7. Mr. Struck referred to Map VIII-7 and asked about the distance that would be considered accessible to transit. Mr. Yunker responded that it is a quarter of a mile radius from a transit stop on a local transit route and a half mile radius from a transit stop on a rapid transit route, such as the route in Ozaukee County. Mr. Struck noted that Ozaukee County businesses have shown interest in shuttles operating from transit stops in Ozaukee County to attract workers from Milwaukee County.
8. Mr. Drew noted that the meeting adjournment time of 3:30 p.m. was approaching and asked the Committee if they would like to make a motion regarding Chapter VIII or hold action on the Chapter until the next Committee meeting. Ms. J. Anderson noted that several Committee members were not present and suggested holding action until the next meeting. Mr. McKay noted that the second round of regional housing plan public informational meetings (PIM) are anticipated to start in November and staff would like to use data and analyses from Chapter VIII in meeting materials, including the accompanying newsletter. Mr. Yunker suggested that staff include data and analyses presented in Chapter VIII in PIM meeting materials unless there are concerns from Committee members. Mr. Drew asked if there were any objections to this suggestion. There were no objections from the Committee.

## **PUBLIC COMMENTS**

Mr. Drew asked if there were any public comments. Kerry Thomas, Interim Executive Director of Transit NOW, noted that the limited hours of evening transit service in some portions of the Region with transit service make it difficult for second and third shift workers to take transit to and/or from work. She suggested mapping or describing transit service hours in Chapter VIII.

[Secretary's Note: Existing transit service hours and frequency for transit service providers in the Region as of 2010 are set forth on Table VIII-5. The following sentence was added after the first sentence of the second full paragraph on page VIII-11:

“The Milwaukee County Transit System provides greater service during evening and weekend hours than other transit service providers in the Region, which allows for transit access to second and third shift jobs.”]

## **CORRESPONDENCE AND ANNOUNCEMENTS**

Mr. Drew asked if there were additional correspondence or announcements. Ms. N. Anderson noted that PIMs are anticipated to be held in November and December. She noted that the data and analyses from the plan will be presented to the public and public input regarding potential plan recommendations will be solicited. She also noted that the Committee will be provided with a list of confirmed meeting dates and locations at the next Committee meeting. Mr. Yunker noted that data and analysis from Chapter VIII will be included in meeting materials, including the newsletter, and requested that Committee members contact staff if there are any other comments on the Chapter.

## **NEXT MEETING DATE**

Mr. Drew noted that the next meeting is scheduled for October 26, 2011, from 1:30 p.m. to 3:30 p.m. The location will remain Banquet Room 2 of the Tommy G. Thompson Youth Center located at State Fair Park, 640 S. 84<sup>th</sup> Street.

**ADJOURNMENT**

Mr. Drew thanked the Committee members and guests for their time and participation and asked for a motion to adjourn the meeting. Ms. J. Anderson made a motion to adjourn the meeting. Mr. Melcher seconded the motion and it was approved unanimously. The meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Benjamin R. McKay  
Recording Secretary

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