

## Attachment 5

**From:** Soika, Michael [<mailto:msoika@ymcamke.org>]

**Sent:** Wednesday, November 23, 2011 12:11 PM

**To:** Yunker, Kenneth R.; McKay, Benjamin R.

**Cc:** Rob Henken; 'Dee, Patricia'; 'Williams, Amanda'; [kschneider@fairhousingwisconsin.com](mailto:kschneider@fairhousingwisconsin.com); [mmurph@milwaukee.gov](mailto:mmurph@milwaukee.gov); [TPEREZ@HACM.ORG](mailto:TPEREZ@HACM.ORG); [BPETERS@INDEPENDENCEFIRST.ORG](mailto:BPETERS@INDEPENDENCEFIRST.ORG); [DCAPPON@WHAONLINE.COM](mailto:DCAPPON@WHAONLINE.COM); [K.HAYWOOD@VANGARDGRP.COM](mailto:K.HAYWOOD@VANGARDGRP.COM); [kim.plache@wheda.com](mailto:kim.plache@wheda.com)

**Subject:** Assistance Requested for SEWRPC Housing Study Recommendations

Dear Ken: The group listed in the “CC” of this email – and including myself - got together and have developed the below list of housing study recommendations for which we are asking SEWRPC staff to assist by identifying suitable policy alternatives. None of us are experts in these policy matters, but as members of the Affordable Housing Advisory Committee, we would like to see a set of policy recommendations created that reflect the intent reflected in the below list and which are brought forward for consideration in the final report.

As always, if there are any questions, please don't hesitate to contact me directly at the numbers below.

Thank you in advance for your assistance on this matter.

Overarching goal: Racial and Economic integration throughout the region

The SEWRPC Affordable Housing Study shows that the region has a very long way to go to achieve the goal of racial and economic integration. Given that – we believe policy recommendations for the affordable housing report should be as strong as possible and should help to move the region towards better integration. To that end – we are asking SEWRPC staff to provide a set of policy recommendations for the committee consideration in the following areas:

1. If the affordable housing report proposed that “every municipality has a responsibility to provide affordable housing” within their community sufficient to meet current and future needs – what policy recommendations – both “carrots and sticks” –should be considered
2. If a community currently has a jobs/housing imbalance – what policy recommendations are needed to provide both “carrots and sticks” as incentives to help the community alleviate the imbalance by providing more affordable housing
3. Can SEWRPC staff provide recommendations on how local governments may be required to contribute to a regional Housing Trust Fund – using both “carrots and sticks” - especially for those communities with current jobs/housing imbalances
4. What policy recommendations could be drafted to allow MMSD to use jobs/housing imbalance as a criteria for approval/disapproval of an expansion of sewers and/or water
5. How can requests for new TIF districts or the new provision in state law allowing for TIF district extensions to generate funds for affordable housing development be used as levers to require development of more affordable housing in those communities with a jobs/housing imbalance

6. How can the provision of jobs tax credits or other forms of state economic development incentives or assistance be linked to the development of affordable housing in those communities with a jobs/housing imbalance
7. Communities should include accessibility improvements such as Visitability or Universal Design in single-family homes through local strategies such as a) inclusion in Planned Unit Developments, b) linking to financial assistance (which can include discounted lots and/or staff time) and c) encouraging developers to include accessibility requirements in the deeds linked to the properties.

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**"The winds of grace are always blowing. All we need do is raise our sails." Rabindranath Tagore**

*The Y is the nation's leading nonprofit committed to strengthening communities through youth development, healthy living and social responsibility.*

