

Minutes of the Sixteenth Meeting of the

REGIONAL HOUSING PLAN ADVISORY COMMITTEE

DATE: January 30, 2012
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
David Cappon Executive Director, Waukesha Housing Authority
Michael Cotter Director, Walworth County
Land Use and Resource Management Department
Rob Henken President, Public Policy Forum, Milwaukee
Jeff Labahn..... Director of City Development, City of Kenosha
J. Scott Mathie Senior Director, Government Affairs,
Metropolitan Builders Association of Greater Milwaukee
George MelcherDirector of Planning and Development, Kenosha County
Michael Murphy..... Alderman, City of Milwaukee
Linda Olson.....Director, Aging and Disability Resource Center of Washington County
Antonio M. PérezExecutive Director, City of Milwaukee Housing Authority
Brian Peters Housing Policy Advocate, IndependenceFirst
Kim Plache..... Senior Community Relations Officer, Milwaukee Office of WHEDA
Maria PriorettaRedevelopment and Special Projects Manager,
Milwaukee Department of City Development
Kori Schneider-PeragineSenior Administrator, Inclusive Communities Program,
Metropolitan Milwaukee Fair Housing Council
Michael Soika. Vice President, Urban Strategy and Social Responsibility
YMCA of Metropolitan Milwaukee
Andrew StruckDirector, Ozaukee County Planning and Parks Department
John Weishan Jr. Supervisor, Milwaukee County
Commissioner, Southeastern Wisconsin Regional Planning Commission

Guests and Staff Present

Stephen P. Adams Public Involvement and Outreach Manager, SEWRPC
Nancy M. Anderson Chief Community Assistance Planner, SEWRPC
James Jordan Vanguard Group, LLC
Glen Lewinski Community Development Coordinator, Waukesha County
Cathie Madden City of Milwaukee Housing Trust Fund
and Local Initiatives Support Corporation
Benjamin R. McKayPrincipal Planner, SEWRPC
Tom Nelson..... Fair Housing Director, Milwaukee Office of HUD
Christopher D. Parisey Planner, SEWRPC
Sandy Scherer Senior Planner, Waukesha County Department of Parks and Land Use
Lemar Speed Manager, Homeric

Monica WauckUrban and Regional Planner, Wisconsin Department of Transportation
Jamila Wright..... Graduate Student, UWM School of Architecture and Urban Planning
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 NOVEMBER 30, 2011

Mr. Drew asked if there were any questions or comments on the November 30, 2011, meeting minutes. Mr. Peters referred to item number two on page three and stated that “at least” and not “up to” 75 percent of any tax revenue received from the value increment of a Tax Increment District must be used to benefit affordable housing in a municipality. Mr. Peters then referred to item number four on page four and stated that single-family housing developments that use Federal funds, such as HUD Community Development Funds, must “include some accessibility features for persons with disabilities.” Hearing no additional comments, Mr. Drew asked for a motion to approve the meeting minutes incorporating the corrections from Mr. Peters. Ms. Schneider-Peragine made a motion to approve the minutes from the November 30, 2011, meeting, as corrected. Mr. Melcher seconded the motion. There being no further discussion, the minutes, with corrections, were approved unanimously by the Committee.

REVIEW OF THE PRELIMINARY DRAFT OF PART 1, “PLAN DETERMINANTS,” OF CHAPTER XII, *RECOMMENDED HOUSING PLAN*, OF THE REGIONAL HOUSING PLAN

Mr. Drew asked Mr. McKay of the Commission staff to review the preliminary draft of Part 1, “Plan Determinants,” of Chapter XII, *Recommended Housing Plan*, of the regional housing plan. Mr. McKay noted that a Committee member had brought an error in the calculations for the Anticipated (Year 2035) Housing Need section to the staff’s attention earlier in the day. Mr. McKay stated the error will be corrected for review at the next Committee meeting. Mr. McKay then started the review of the Current (Year 2010) Housing Need section. The following discussion points and comments were made during the review:

1. Mr. Mathie asked for clarification regarding the intent of the plan determinants, and whether recommendations are intended for this section. Mr. Yunker responded that the intent of the plan determinants is to summarize the findings and conclusions from the data compilation and analyses set forth in previous plan chapters. He noted that the findings and conclusions summarized in the plan determinants will likely result in recommendations set forth in Part 2, “Recommended Plan,” of Chapter XII.
2. Mr. Mathie asked if the affordability analyses take into account varying property tax rates within the Region. Mr. McKay responded that the Housing Development Costs Analysis set forth in Chapter V, *New Housing Development*, includes a property tax component, but was unsure of the rate used. Mr. Yunker stated that staff would look into the questions and report the result in the meeting minutes.

[Secretary’s Note: A property tax rate of \$17.86 per \$1,000 of assessed value was used in the cost of new single-family housing analysis in Chapter V. This was the average net tax rate for the Region in 2009 as reported in the

document entitled, *Property Values and Taxes in Southeastern Wisconsin*, Public Policy Forum, August 2009.]

3. Mr. Peters referenced the third sentence under the subsidized housing section on page XII-5 of the preliminary draft and suggested noting that central city areas of the Region have an adequate supply of multi-family housing stock; however, it is aging.

[Secretary's Note: The following sentence was added after the second sentence of the second paragraph under the subsidized housing section on page XII-5 of the revised draft:

“In addition, much of the lower-cost single- and multi-family housing stock in central city areas is aging, and may need to be replaced or renovated, which may increase housing costs.”]

4. Mr. Soika referenced Map XII-3 and the regional standard regarding the concentration of low-income households in the Region. He noted that the only sub-area showing a concentration of low-income households above the level recommended by the standard is sub-area 14, which is the north side of the City of Milwaukee. He stated that several other sub-areas in the Region have a relatively high concentration of low-income households, and perhaps the standard should be adjusted. Mr. Yunker noted that the plan standard states that the percentage of low-income households in each sub-area should be within 50 percent of the regionwide percentage of low-income households, which is 40.2 percent. He noted the only sub-areas where more than 60.3 percent (sub-area 14) or less than 20.1 percent (sub-area 11) of households are low-income fail to meet the standard. Ms. Prioletta noted that the lower incomes in the City of Milwaukee may be skewing the results for the rest of the Region. Mr. Yunker noted that a table would be provided showing the percentage of low-income households in each sub-area in the Region, and that staff would present an alternative for review by the Committee.

[Secretary's Note: Attachment 1 includes a table showing the percentage of low-income households in each sub-area of the Region. An alternative standard could state that each sub-area should be within 25 percent of the regionwide percentage of low-income households (that is, the percentage of low-income households in each sub-area should not be less than 30 percent or more than 50 percent). A map showing the alternative standard is also included in Attachment 1.]

5. Mr. Mathie referenced the last sentence of the second paragraph on page XII-7 of the preliminary draft in the “Opportunity” section and stated that there may not be a direct connection between local governments in outlying areas amending their zoning ordinances and a reduction in the concentration of low-income and minority populations in the Region's central cities. Ms. Schneider-Peragine stated that one of the objectives of the plan is to reduce the concentrations of low-income and minority populations, and this intent should be reflected in the opportunity plan determinant section.

[Secretary's Note: The last sentence of the third paragraph on page XII-8 of the revised draft was revised as follows:

“More affordable housing in outlying areas may increase housing opportunities for low-income and minority populations near major employment centers outside of the Region’s central cities.”]

6. Ms. Olson referenced Maps XII-8 and XII-9 and noted that the hatching indicating a transit service area is not shown for West Bend on Map XII-8 but is shown on Map XII-9, and a red line indicating a rapid bus route is shown on both maps. Mr. McKay responded that Map XII-8 shows existing public transit service, and there are no reverse commute transit options from Milwaukee to West Bend currently. The 2035 regional transportation plan recommends that reverse commute options be provided, so a transit service area is shown in West Bend on Map XII-9. Mr. Soika stated that it should be made clear in the text that both housing and transit options are necessary to increase employment opportunities in outlying areas for low-income and minority populations.

[Secretary’s Note: The last sentence of the first paragraph on page XII-9 of the revised draft was revised as follows:

“Public transit service recommended under the 2035 regional transportation plan would provide transit service to major employment centers in several communities with land use regulations and plans that may restrict the development of affordable housing. Additional transit service, together with the development of additional affordable housing, would increase access to employment opportunities in outlying areas.”]

7. Mr. Peters noted that there are a higher percentage of persons with disabilities in areas with concentrations of low-income households. Ms. Olson suggested a plan recommendation to modify existing housing to accommodate persons with disabilities and to develop a system to document existing housing that has been modified to accommodate persons with disabilities.

[Secretary’s Note: The suggested recommendations have been included in Parts 2 and 3 of Chapter XII.]

8. Mr. Mathie referenced the “Sustainability” plan determinant section and noted that the use of green building construction probably adds a little more than 2 to 3 percent to development costs, but most homeowners are generally concerned about reducing long-term energy costs through the use of energy-saving home features and appliances, rather than using alternative energy sources and other green construction techniques. He suggested adding information regarding the Energy Star and Focus on Energy programs. Mr. Mathie also noted that conservation subdivisions tend to be higher cost housing. Mr. Yunker stated that information would be added to identify the study citing the 2 to 3 percent increase in development costs for green construction and the practices associated with the increased costs.

[Secretary’s Note: The “Sustainability” section on page XII-9 of the preliminary draft is proposed to be revised as shown in Attachment 2.]

9. Mr. Mathie referenced the “Financing” plan determinant section and suggested adding additional text to the section regarding lending practices for multi-family housing development. He noted that Freddie Mac will only provide financing for multi-family buildings with a maximum of four units, and the developer may only finance 75 percent or less of the cost of the first unit, and a

lesser percentage of the cost of each additional unit. As a result, very few banks are financing multi-family housing development. Ms. Plache noted that there is great demand for low income housing tax credits to help finance multi-family housing development, since other financing sources are extremely limited.

[Secretary's Note: The second full paragraph on page XII-11 of the preliminary draft is proposed to be revised as shown in Attachment 3.]

10. Mr. Peters noted that the need for affordable housing includes a lower-cost category, which includes households with incomes below 80 percent of the median annual household income. He stated that this threshold is high for the lowest income households and does not indicate the need for subsidized housing. He suggested showing the housing need for households with incomes below 50 percent of the median annual household income. Mr. Yunker stated that staff will work on the request for the next Advisory Committee meeting.

[Secretary's Note: Table XII-1 sets forth the number and income range of households with incomes of less than 50, 50 to 80, 80 to 135, and greater than 135 percent of the County median annual household income (see Attachment 4). Table XII-1 has been inserted on page XII-2a of the revised version of Chapter XII.]

11. Mr. Drew asked if there were any further questions or comments on Part 1 of Chapter XII. There were none. Mr. Drew stated that Committee comments will be incorporated into the Chapter for review at the next meeting. He also stated that the Anticipated Housing Need section will be corrected for review at the next meeting. A revised version of Part 1 will be included in the Committee meeting packet with all comments and corrections discussed at today's meeting.

SUMMARY OF PUBLIC MEETINGS REGARDING THE REGIONAL HOUSING PLAN HELD ON NOVEMBER 16 THROUGH DECEMBER 7, 2011

Mr. Drew asked Ms. N. Anderson of the Commission staff to review the summary of public meetings regarding the regional housing plan held on November 16 through December 7, 2011. Ms. N. Anderson stated that public meetings were held in each County, with three in Milwaukee County, to present information collected and analyzed as part of the planning process and obtain public input to help shape plan recommendations. Meetings were held from 4:30 to 6:30 p.m. in an informal, "open house" format. Poster boards were displayed and summary materials were provided, including newsletters and brochures summarizing work on the plan and plan findings. SEWRPC staff members were present to individually answer questions, provide information, and receive ideas and comments. Comments could be made verbally or in writing. An opportunity to provide comments in a public hearing format was also available at the meeting on November 30. There were 65 total attendees, including eleven Advisory Committee members and six Commissioners.

Overall, comments were favorable and supported plan objectives and findings. Common themes were support for increasing the supply of affordable housing and housing that is accessible to persons with disabilities. A summary of the public meetings was mailed as part of the meeting packet and has been posted on the SEWRPC website. A summary of verbal comments and a copy of written comments submitted is included in the summary. Copies of meeting notices published in newspapers and two news articles about the plan are also included in the summary.

Mr. Labahn noted that the attendance seemed low. He suggested sending invitations to specific groups. Mr. Yunker stated that the SEWRPC Public Involvement and Outreach Division sends meeting notices and other communications to a number of central city, low-income, and minority groups and organizations on a regular basis. He noted that suggestions for additional groups to send meeting invitations and other materials to would be helpful. Mr. Drew suggested that Advisory Committee members submit suggestions for groups in their community or area of the Region. Mr. Murphy suggested briefing the media prior to public meetings, specifically newspaper editorial boards. Mr. Yunker stated that public outreach would be an item for discussion on the next meeting agenda.

COMMITTEE DISCUSSION REGARDING POTENTIAL PLAN RECOMMENDATIONS (CONTINUED FROM THE ADVISORY COMMITTEE MEETING ON NOVEMBER 30, 2011)

Mr. Drew stated that staff would like to continue the discussion regarding potential plan recommendations from the November 30, 2011, meeting. Ms. N. Anderson noted that Mr. Mathie has submitted suggested recommendations from the Metropolitan Builders Association (MBA), which were e-mailed to Advisory Committee members prior to the meeting (see Attachment 5). She asked Mr. Mathie to review the suggested recommendations. Mr. Mathie stated that the MBA has provided recommendations that address key issues impacting housing affordability, which can realistically be achieved and monitored. He stated that the recommendations focus on policies to impact market-rate housing and not necessarily subsidized housing; however, the demand for subsidized housing may be reduced by increasing the affordability of market-rate housing. He noted that the rationale for each recommendation is included in the e-mail for Committee members to review. The following discussion points and comments were made:

1. Mr. Yunker stated that additional recommendations and comments can be submitted to staff through February for inclusion in the draft of Part 2, "Recommended Plan," of Chapter XII. He stated that Parts 2 and 3, along with a revised version of Part 1, "Plan Determinants," will be provided to the Committee for review at the next meeting, which is scheduled for April 18, 2012. He stated that staff will provide Chapter XII to Committee members in advance of the meeting.
2. Ms. Schneider-Peragine noted that current and anticipated housing need for the Region will be quantified by the Plan Determinants and that Chapter XII should include a monitoring system to assess progress towards meeting the Region's housing need. Mr. Yunker stated that the Commission typically assesses regional plan forecasts and plan implementation annually or every few to several years based on data availability, and a schedule for monitoring will be included in Chapter XII.
3. Mr. Soika noted that the City of Milwaukee recently began accepting applications for public housing and received 7,000 phone calls in the first 30 minutes. He stated that this is a strong demonstration of the need for affordable housing.

PUBLIC COMMENTS

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

1. Mr. Speed suggested that the Commission may be able to increase interest in public meetings by contacting local radio stations.

CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Drew asked if there were additional correspondence or announcements. Ms. N. Anderson noted that a web link to an updated version of Chapter IV, *Existing Housing*, had been e-mailed to Advisory Committee members and that paper copies are available at the sign-in table.

NEXT MEETING DATE

Mr. Drew noted that the next meeting is scheduled for April 18, 2012, from 1:30 p.m. to 3:30 p.m. The meeting location has not yet been confirmed.

[Secretary's Note: The April 18 meeting will be held at the usual location (Tommy G. Thompson Youth Center at State Fair Park, 640 S. 84th Street, Milwaukee).]

ADJOURNMENT

Mr. Drew thanked the Committee members and guests for their time and participation and asked for a motion to adjourn the meeting. Ms. Prioletta made a motion to adjourn the meeting. Mr. Pérez seconded the motion and it was approved unanimously. The meeting was adjourned at 3:05 p.m.

Respectfully submitted,

Benjamin R. McKay
Recording Secretary

* * *