

MINUTES

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

PLANNING AND RESEARCH COMMITTEE

Tuesday, February 7, 2012

1:30 p.m.

SEWRPC Office Building
Commissioners' Conference Room
W239 N1812 Rockwood Drive
Waukesha, Wisconsin

Present:

Excused:

Committee Members:

Daniel S. Schmidt, Chairman
Charles L. Colman
Michael A. Crowley
José M. Delgado
David L. Eberle
John Rogers
Nancy Russell
Linda J. Seemeyer
Daniel W. Stoffel
John F. Weishan, Jr.

Gilbert B. Bakke
Kimberly L. Breunig
William R. Drew
William E. Johnson
Robert W. Pitts
Peggy L. Shumway
David L. Stroik

Staff:

Kenneth R. Yunker
Debra A. D'Amico
Nancy M. Anderson

Executive Director
Executive Secretary
Chief Community Assistance Planner

ROLL CALL

Chairman Schmidt called the meeting to order at 1:30 p.m. Roll call was taken and a quorum was declared present. Mr. Yunker noted for the record that Commissioners Bakke, Breunig, Drew, Johnson, Pitts, Shumway, and Stroik had asked to be excused.

APPROVAL OF MINUTES OF MEETING OF NOVEMBER 8, 2011

Chairman Schmidt asked if there were any changes or additions to the November 8, 2011, meeting minutes.

On a motion by Mr. Rogers, seconded by Mr. Crowley, and carried unanimously, the minutes of the meeting of November 8, 2011, were approved as published.

CONSIDERATION OF CHAPTER IX, “ACCESSIBLE HOUSING” AND CHAPTER X, “SUBSIDIZED AND TAX CREDIT HOUSING” OF SEWRPC PLANNING REPORT NO. 54, “A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035”

Chairman Schmidt asked Mr. Yunker to briefly describe the chapters of the regional housing plan completed to date. Mr. Yunker summarized the scope and schedule for completion of the regional housing plan, and then briefly described the chapters that have been reviewed and approved by the Planning and Research Committee, and the remaining chapters envisioned in the report, including those which have been approved or are under review by the study Advisory Committee. Mr. Yunker noted that the chapters the Committee will be reviewing were reviewed and approved by the Advisory Committee.

After Mr. Yunker’s update on the regional housing plan, he introduced Ms. Nancy M. Anderson of the Commission staff and requested that she present to the Committee Chapter IX, *Accessible Housing*, and Chapter X, *Subsidized and Tax Credit Housing* of SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin: 2035*.

Chapter IX, “Accessible Housing”

Ms. Anderson reviewed with the Committee Chapter IX, *Accessible Housing*, of the regional housing plan. Ms. Anderson utilized a PowerPoint presentation to assist in the review of this chapter and of Chapter X (copy attached to Official Minutes). Following are questions and comments that were made during her review of Chapter IX.

In response to an inquiry by Mr. Colman before Ms. Anderson began her review of Chapter IX, she said the fifth bullet point on page IX-2 should be changed to read “Low thresholds at exterior doors” to more accurately describe accessibility requirements.

Mr. Eberle questioned the data on slide #6 indicating 11 percent of the Regional population—221,712 people of the total 2,019,970—reported a disability, but 21 percent of Region households—169,000 households of the total 800,100—reported having a household member with a disability. Mr. Yunker responded that it would appear many disabled persons reside in single-person households and multi-person households typically have only one person with a disability in the household.

Ms. Russell inquired about how a person is counted when they have more than one disability. Ms. Anderson stated that people may have multiple disabilities, and that the American Community Survey (ACS) conducted by the U.S. Bureau of Census reports information on the number of persons with one or more disabilities, and the number of people with each type of disability, but does not report how many people have two or more disabilities.

Ms. Anderson said that the highest percentage of persons reporting disabilities was the 65 year and older age group, and that this age group is projected to increase from 12 to 20 percent of the Region’s population between 2000 and 2035. Mr. Rogers inquired whether returning veterans were considered in the housing plan report and whether this group is a significant part of the population reporting disabilities and attendant accessible housing needs. Ms. Anderson responded that the staff has not specifically investigated returning veterans as a group impacting accessible housing, and that the staff will investigate this segment of the population.

[Secretary’s Note: The following is proposed to be added to Chapter IX of the Regional Housing Plan on page IX-17, following the section titled “Senior Housing Developments:”

“Housing for Disabled Veterans

There were 135,777 veterans residing in the Region in 2010. Of that total, 17,339 veterans, or about 13 percent of the Region’s veterans, had a service-connected disability. The number of veterans with a disability comprises about 8 percent of Region residents reporting a disability.

Veterans and active service members with specific permanent service-connected disabilities may be entitled to receive a grant from the Department of Veterans Affairs (VA) to construct a new adapted dwelling or modify an existing dwelling to meet their needs under the Specially Adapted Housing (SAH) Program. SAH Grant 2101 (a) is intended to provide a barrier-free, wheelchair accessible living environment for a veteran or service member who has lost the use of one or both lower extremities. A qualified veteran or service member may receive a grant of up to 50 percent of the cost of building or remodeling a home, up to a maximum of \$63,780. A grant of up to \$12,756 is available under SAH Grant 2101 (b) for modifications to a dwelling for a veteran or service member who has lost the use of an upper extremity. Grants under these two programs are also available to veterans or service members with a disability due to a severe burn injury or loss of sight, based on the severity of the disability. A temporary grant (TRA) may be made available to veterans or service members who are or will be temporarily residing in a home owned by a family member. The maximum TRA amount under SAH Grant 2101 (a) is \$14,000. The maximum TRA amount under SAH Grant 2101 (b) is \$2,000. Eligibility is based on the severity of the service-related disability, as determined by the VA.”]

As Ms. Anderson presented Map IX-3, which shows transit service in the Region in 2010, Mr. Yunker noted that some Counties have a shared-ride taxi program which provides taxi service to the general public within their County. In response to Ms. Seemeyer’s inquiry, Mr. Yunker said that these programs are subsidized and that Washington and Ozaukee Counties operate such programs. He noted that vans may transport more than one rider at a time and the majority of riders are elderly and/or persons with disabilities.

During the affordability section of the presentation, Mr. Crowley inquired about what resources are available for persons with disabilities. Ms. Anderson stated that subsidized housing is available and described the process by which a person obtains subsidized housing and/or income assistance through the Federal Supplemental Security Income (SSI) program. Ms. Seemeyer noted that there are also county subsidized mental health and family care programs available.

As Ms. Anderson presented construction practices that promote accessible housing, Mr. Stoffel commented that State building codes are changing and cited two examples of these changes. He noted that builders can no longer build doorways less than 28 inches wide and there can no longer be a step between an attached garage and the house.

A number of comments were made, and questions asked regarding the text of Chapter IX:

Ms. Russell noted that on page IX-11, in the second full paragraph, there are two edits that need to be made. The third word in the first sentence, “a” should be removed. Then, in the fourth sentence the word “to” should be added after the word “attempt.”

Ms. Russell then said that from her own double knee replacement surgery experience, she suggests making accessible housing recommendations relative to installing 16” high toilets and placing electrical outlets higher on walls. Chairman Schmidt agreed with Ms. Russell’s recommendation, based on his wife’s experience with knee replacement surgery.

A discussion ensued from an inquiry made by Mr. Colman relative to whether accessible units in multi-family buildings are reserved for persons with disabilities. Chairman Schmidt said that it was his understanding that an accessible apartment will be rented to non-disabled tenants. Mr. Colman questioned whether accessible units should be reserved for persons with disabilities. Chairman Schmidt noted that his mother was originally in a non-accessible

apartment in a development in the Kewaskum area, but that the landlord offered an accessible apartment to her as soon as one became available.

In response to an inquiry by Mr. Rogers, Mr. Yunker said that the staff has nearly completed all study inventories and analyses, and has begun work on preliminary plan recommendations. Mr. Rogers commented that he would like to see adequate attention given in the report to the needs of disabled veterans.

Chapter X, “Subsidized and Tax Credit Housing”

There being no further questions or comments relative to Chapter IX, *Accessible Housing*, Chairman Schmidt asked Ms. Anderson to review with the Committee Chapter X, *Subsidized and Tax Credit Housing*, of the regional housing plan. The following questions and comments were made during the review.

In response to an inquiry by Mr. Rogers relative to the number of households in Milwaukee County that receive housing choice vouchers in relation to the need for housing assistance, Ms. Anderson stated that the 8,000 Section 8 housing choice vouchers available in Milwaukee County is very low considering the number of low-income households in the County. Ms. Anderson said that voucher allotments were made by the U.S. Department of Housing and Urban Development (HUD) in the 1990’s and a public housing authority is allowed only a certain number of vouchers. She noted that there is substantial nation-wide competition for any additional funding that becomes available for this program. Ms. Anderson clarified that housing vouchers are intended to give flexibility to the households that receive them. For the first 12 months a household must remain in the county that granted the voucher, but after that, the household can move into any rental unit. In theory, the vouchers are intended to provide a wide range of housing options, but in reality, the number of landlords that will accept vouchers and the attendant caps on rents and inspection requirements limit the number of available units. In response to an inquiry by Mr. Colman relative to how the housing vouchers are dispersed and controlled, Ms. Anderson said that the Housing Choice Vouchers are administered by public housing authorities and are tied to the recipient’s income. Mr. Rogers then inquired about the length of time a recipient waits to receive this benefit, and, the ratio of eligible people compared to the number who actually receive vouchers. Ms. Anderson said that some recipients receive their Housing Choice Vouchers in six months, but most wait years. She further noted that voucher programs are targeted to households that earn less than 50 percent of the county median income. Based on data compiled by staff, about 88,000 households in Milwaukee County, and about 176,000 households in the Region, have incomes below 50 percent of the County median (see Attachment 1). She added that the number of housing choice vouchers available in the Region totals only about 13,000.

Mr. Yunker stated that data analyzed as part of the plan also indicates that households earning between 50 and 80 percent of the county median income would be able to afford higher-density, modest multi-family housing at market rates, and that households earning between 80 and 135 percent of the county median income would be able to afford market-rate multi-family housing or modest single-family housing of about 1,200 square feet on lots of 10,000 square feet or less. Mr. Yunker said that homebuilders and representatives from homebuilders’ associations have stated that there is a market for building smaller houses on smaller lots, and more modest multi-family housing in many communities, but these types of homes are not permitted to be built, as in the builder’s perspective, communities prefer larger homes and larger properties to maximize the amount of property taxes received by the community.

When Ms. Anderson presented a map showing the locations where HUD assisted projects were located, Mr. Colman inquired about how Wisconsin compares to other States. Ms. Anderson responded that Wisconsin is building as many projects as possible with the funding that the State has been awarded by HUD. In response to an inquiry by Mr. Delgado regarding how our seven-county Region compares to other areas in Wisconsin, Mr. Yunker stated that Commission staff would compare Low Income Housing Tax Credit (LIHTC) awards in our seven-county Region with other regions in Wisconsin.

[Secretary's Note: A table has been prepared comparing LIHTC awards in each Region between 2006 and 2011 (see Attachment 2). The SEWRPC Region has been awarded over 50 percent of the tax credits for housing units in the State, and represents about 33 percent of total State housing units.]

In response to an inquiry by Mr. Colman regarding the community concerns related to new tax credit housing for families, Ms. Anderson said that crime and property tax values have been cited as concerns by nearby residents and local officials.

In response to an inquiry from Mr. Rogers, Ms. Anderson said that the Fair Housing Act prohibits housing discrimination. She said there is a requirement for counties and communities that receive Community Development Block Grants (CDBG) and other HUD funding to promote fair housing. Mr. Yunker then said that communities that accept grant funds must affirmatively further fair housing by determining the impediments to fair housing in their community, and identifying and implementing actions to address the impediments.

Mr. Rogers stated that the McKinney-Vento Act requires Federal agencies to make surplus Federal property available for use by county and local governments and nonprofit agencies to assist homeless people. In addition, redevelopment authorities created as part of the Base Realignment and Closure (BRAC) process must take into consideration requests from homeless assistance providers for use of buildings and properties to provide housing and/or other services for the homeless when preparing redevelopment plans for former military bases. He inquired whether Milwaukee County had considered housing for the homeless when the 440th air reserve station at General Mitchell International Airport was closed. Ms. Anderson said that she was aware of the requirement but not the specifics, and would research the matter.

[Secretary's Note: As part of the base redevelopment plan prepared by the Milwaukee 440th Local Redevelopment Authority (LRA), the LRA notified public and non-profit agencies of the opportunity to submit a Notice of Interest (NOI) in base facilities. One qualified homeless service provider, the Hunger Task Force, submitted a NOI. The LRA agreed that a building would be leased to the Hunger Task Force for use as a warehouse and distribution facility, and for office space for Task Force employees and volunteers, for an estimated eight- to 10-year period until such time as the land is required for construction of an additional airport runway. The base property was conveyed to Milwaukee County in 2010, and a lease with the Hunger Task Force has been completed.

American Legion Post 448 made informal inquiries regarding use of a building for meeting space and possible conversion of former offices to housing for homeless veterans. No formal NOI was submitted. The redevelopment plan states that the LRA had voted not to consider any residential uses on the base as part of the reuse planning, as it did not consider housing a compatible use for property directly adjacent to an active commercial airport. The LRA also determined that there was a lack of nearby services, including public transportation and medical facilities, to support a population of homeless veterans.]

Following are comments and questions regarding possible edits to be made to the text of Chapter X:

When Ms. Anderson concluded her presentation, she noted that in the last paragraph on page X-20 of Chapter X, the word "billion" is to be "million."

Ms. Russell referred to page X-33 in the third paragraph where the word "to" needs to be added in the first sentence after the word "response."

Mr. Stoffel requested verification that the information shown on Map X-1 is the actual number of vouchers in each census tract, and whether the total population in a census tract varies from tract to tract.

[Secretary's Note: HUD staff has confirmed that the information on Map X-1 was based on the address of households receiving a voucher. Commission staff has revised the map to present the number of households receiving a voucher in each city and village, rather than depicting the data by census tract. HUD civil division data does not include information on the number of households receiving vouchers in towns, including the six towns that incorporated as villages after 2000. Separate maps were prepared for Milwaukee County and the Cities of Kenosha and Racine showing information on the number of households receiving vouchers in census tracts within these areas (see Attachment 3).

Based on information from the Census Bureau, the geographic size of census tracts varies in an attempt to attain a similar population level in each tract. The optimum population in a census tract is 4,000 people, but can vary from a minimum of 1,200 to a maximum of 8,000 people.]

There being no further questions or comments, it was moved by Mr. Rogers, seconded by Mr. Delgado, and carried unanimously, to approve Chapters IX and X with the changes and additions discussed and move these chapters on to the full Commission for consideration and approval.

CONSIDERATION OF "PUBLIC PARTICIPATION PLAN FOR REGIONAL PLANNING FOR SOUTHEASTERN WISCONSIN"

Chairman Schmidt noted that copies of materials relative to the "Public Participation Plan for Regional Planning for Southeastern Wisconsin" had been provided to all Committee members for review prior to the meeting. He asked Mr. Yunker to briefly review these documents with the Committee.

Mr. Yunker identified and reviewed the four documents to be considered by the Committee (copies attached to Official Minutes). The four documents included: (1) a very brief pamphlet describing the Commission's plan for obtaining public participation in its regional planning; (2) a longer document, though in a user-friendly format, presenting the Commission's plan for public participation; (3) a detailed appendix for the Commission's plan for public participation in regional transportation planning; and, (4) a document describing the process the Commission follows in consulting with local, State, and Federal governments and others in its regional transportation planning.

Ms. Russell commented that the public participation plan reports explain well the process to be followed, and how citizens can become involved. She also recommended that rather than a five day newspaper notice of public meetings, ten to fifteen days notice should be used. Mr. Yunker responded the Commission staff has received complaints when public meeting notices have exceeded 15 days. He suggested changing 5 days to 10 days. In response to an inquiry by Ms. Seemeyer relating to the 45 day comment period prior to the adoption of the public participation plan, Mr. Yunker said that Federal regulations require a 45 day comment period.

There being no further questions or comments, it was moved by Mr. Colman, seconded by Mr. Eberle, and carried unanimously, to approve the "Public Participation Plan for Regional Planning for Southeastern Wisconsin."

CORRESPONDENCE/ANNOUNCEMENTS

Chairman Schmidt asked Mr. Yunker if there were any correspondence or announcements. He reported that there were no correspondence and there were no announcements.

ADJOURNMENT

There being no further business to come before the Committee, on a motion by Mr. Crowley, seconded by Mr. Weishan, and carried unanimously; the meeting was adjourned at 3:34 p.m.

Respectfully submitted,

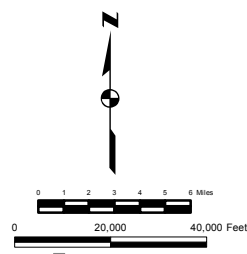
Kenneth R. Yunker
Deputy Secretary

KRY/NMA/dad
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Map X-1

NONE
 1 - 25
 26 - 50
 51 - 100
 101 - 400
 400 - 1,500
 MORE THAN 1,500
 DATA NOT AVAILABLE

NOTE:
DOES NOT INCLUDE 395 VOUCHERS
AWARDED TO HOUSEHOLDS
OUTSIDE CITIES AND VILLAGES,
OR IN VILLAGES INCORPORATED
AFTER THE YEAR 2000
(VILLAGES OF BLOOMFIELD, BRISTOL,
CALEDONIA, MOUNT PLEASANT,
RICHFIELD, AND SUMMIT).

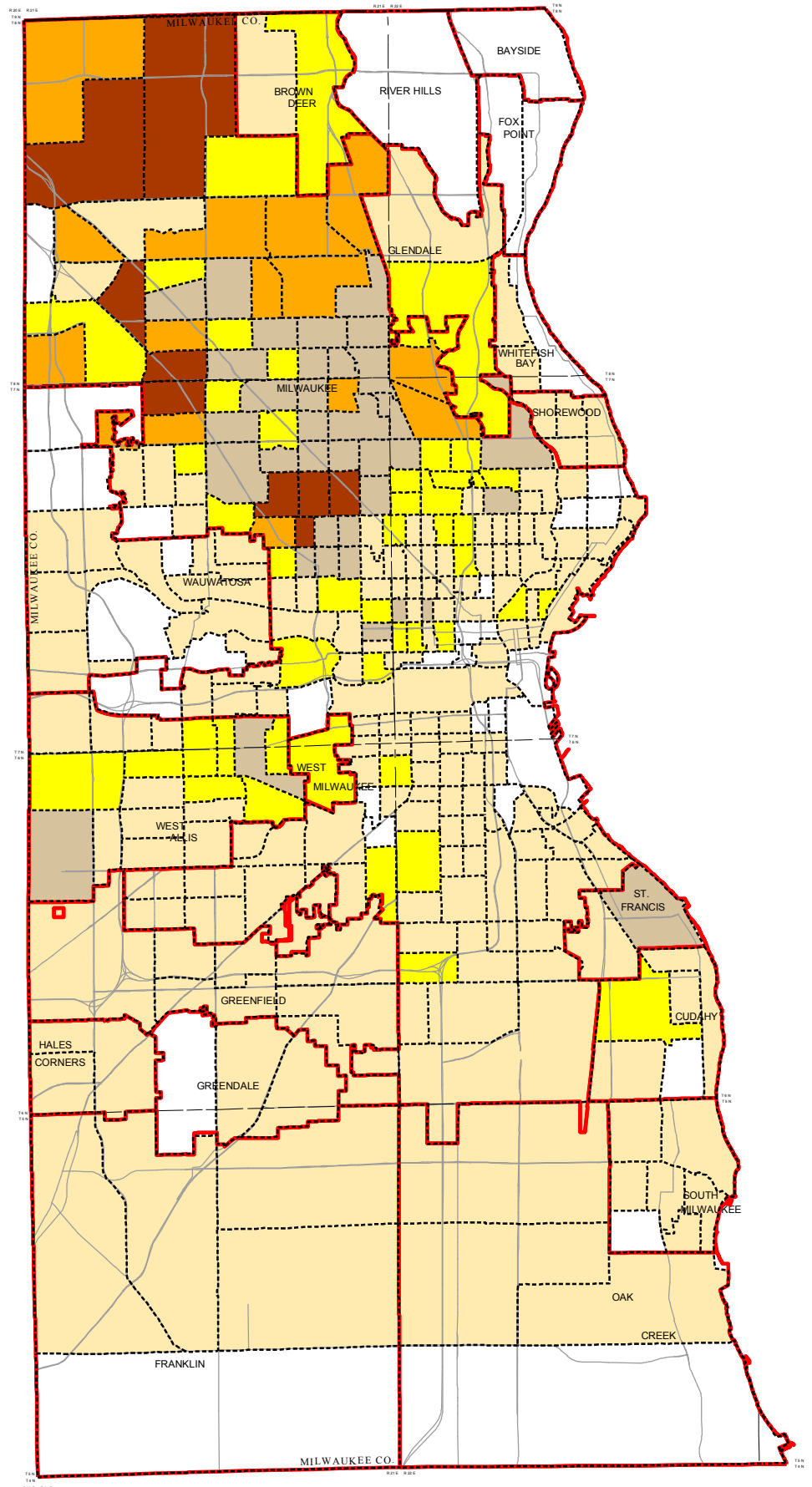
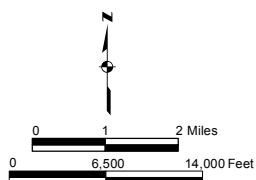
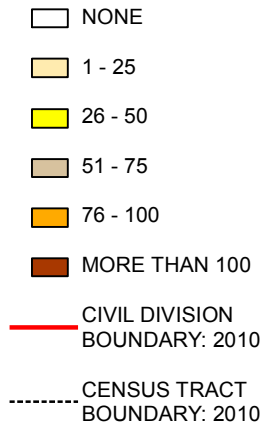


Source: U.S. Department of Housing and Urban Development (HUD) and SEWRPC.

Map X-1a

**SECTION 8 HOUSING CHOICE VOUCHER
HOLDERS IN MILWAUKEE COUNTY BY
CENSUS TRACT: 2008**

**NUMBER OF VOUCHER HOLDERS
REPORTED BY CENSUS TRACT**

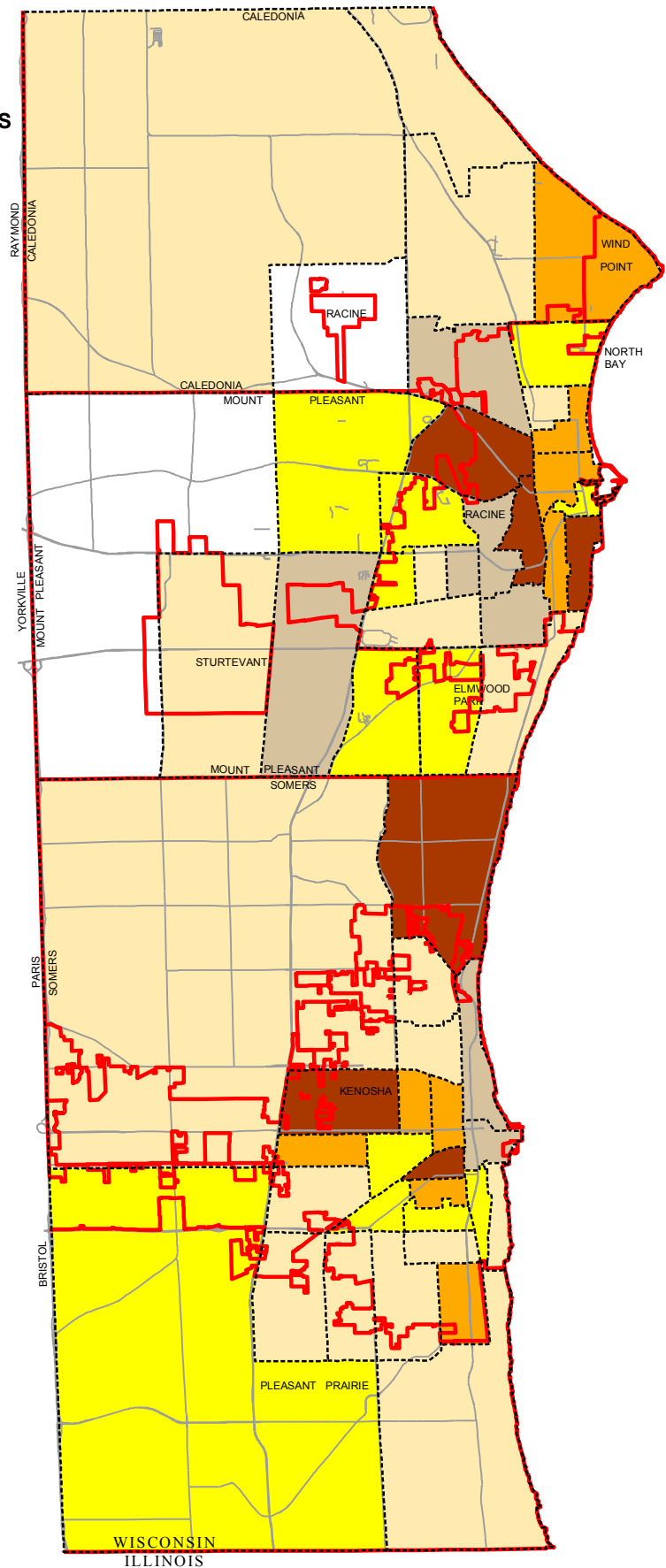
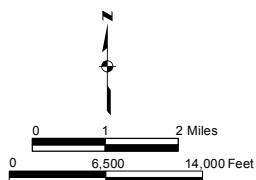
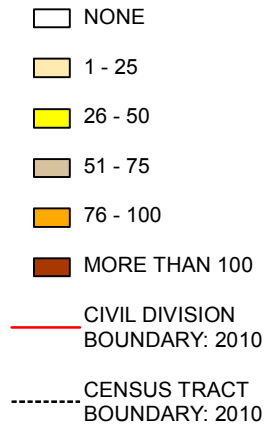


Source: U.S. Department of Housing and Urban Development (HUD) and SEWRPC.

Map X-1b

**SECTION 8 HOUSING CHOICE VOUCHER
HOLDERS IN EASTERN KENOSHA AND RACINE COUNTIES
BY CENSUS TRACT: 2008**

**NUMBER OF VOUCHER HOLDERS
REPORTED BY CENSUS TRACT**



Source: U.S. Department of Housing and Urban Development (HUD) and SEWRPC.