

Attachment 2

Comments on Regional Housing Plan Preliminary Recommendations
Received via Email
May 15 through May 23, 2012

- Comments from Committee Member John Weishan
- Comments from Committee Member Brian Peters
- Comments from Cathie Madden, City of Milwaukee Housing Trust Fund
- Comments from Committee Member Scott Mathie

From: John.Weishan@milwcnty.com
Sent: Monday, May 21, 2012 12:19 PM
To: Adams, Stephen P.; Aileen.Switzer@DOT.WI.GOV; Anderson, Nancy M.; Andrew T. Struck (astruck@co.ozaukee.wi.us); Antonio M Perez (tperez@hacm.org); Brian Peters (bpeters@independencefirst.org); Cathie Madden (cgmadden@aol.com); Christopher Bertch (christopher.bertch@dot.gov); Dale R. Shaver (dshaver@waukeshacounty.gov); David Cappon (dcappon@whaonline.com); David Jolicoeur (David.Jolicoeur@dot.gov); dwight.mccomb@fhwa.dot.gov; Evenson, Philip C.; Falamak Nourzad (falamak.nourzad@CONTINUUMARCHITECTS.COM); George E. Melcher (george.melcher@kenoshacounty.org); J Scott Mathie (jsmathie@mbaonline.org); Jeffrey B. Labahn (jlabahn@KENOSHA.ORG); jesse.greenlee@WHEDA.COM; Joseph G Heck Jr (Joe.Heck@cityofracine.org); Julie A Anderson (Julie.Anderson@goracine.org); Kalan R Haywood Sr (k.haywood@vangardgrp.com); Kim Plache (kim.plache@wheda.com); Korb, Gary K.; Kori Schneider-Peragine (kschneider@fairhousingwisconsin.com); Linda Olson (Linda.olson@co.washington.wi.us); Maria Prioletta (mpriol@mkedcd.org); Marne Stuck (mjs@gmar.ws); Mary Kay Schleiter (mks@uwp.edu); McKay, Benjamin R.; Michael J Hoeft (mhoeft@CI.WAUKESHA.WI.US); Michael J Soika (msoika@ymcamke.org); Michael J. Murphy (mmurph@milwaukee.gov); Michael P. Cotter (mcotter@co.walworth.wi.us); Monica Wauck (monica.wauck@dot.wi.gov); Mr Gary Koppelberger (gkoppelberger@ci.hartford.wi.us); Patricia Dee (pdee@hacm.org); RegionalHousingPlan; Rob Henken (rhenken@publicpolicyforum.org); Sandy Beaupre (Sandy.Beaupre@dot.wi.gov); Scott B. Thistle (sthistle@halenhomes.com); sheri.schmit@DOT.WI.GOV; Steve Crandell (scrandel@ci.waukesha.wi.us); Welford Sanders (welford@uwm.edu); William Ryan Drew (wr@d@mcrcpc.org); Yunker, Kenneth R.
Subject: Potential additional recommendations for SEWRPC housing study committee

Good Afternoon Housing Committee members,

I was hoping to include more language in the housing study related to TIF's and was hoping to get input on the following items and phrasing.

- Creation of a connection between the wages of permanent jobs within a TIF and the cost of housing in area.
- Creation of a TIF would be initiated at the county level rather than the municipal level.
- Legal review of whether TIF support to developer violates the equal taxation clause of the State Constitution.
- Support for a county-wide real estate transfer fee to support housing plan.
- One zoning and building code for fully incorporated counties.

If you have any suggestion or comments please contact me at (414) 278-4255 or email john.weishan@milwcnty.com

Thank you,

John F. Weishan Jr.

Milwaukee County Supervisor 16th District

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From: Brian Peters [BPeters@independencefirst.org]
Sent: Tuesday, May 15, 2012 2:05 PM
To: McKay, Benjamin R.; Anderson, Nancy M.
Subject: Suggested Language Changes

Page 6
#2 1. XII-31, #2: Raised toilet is not one of the requirements of Visitability. While it works for some people with disabilities, particularly those with difficulty sitting/standing up, a higher toilet also is impractical for others such as some who uses wheelchairs and find the raised toilets an imposing barrier. So please remove that part. Add "usable" to the bathroom.

2. XII-31: Add for #4:

Page 7 Municipalities will have access to estimates regarding accessibility of housing through the American Housing Survey. Municipalities should combine that with census data to ensure that there are plentiful housing options for persons with mobility disabilities not only to reside in, but also to visit their families and neighbors. To achieve this, municipalities should prioritize accessibility remodeling with funding from sources such as CDBG, HOME, TIF extensions, etc.

3. XII-31: Add for #5:

Page 7 An issue is the approval of housing in municipalities that fail to follow the accessibility requirements of the state and federal fair housing laws with regards to multi-family construction and rehabilitation. Codes enforcement and building inspectors in municipalities should be trained on the requirements of the law.

Page 7 4. Add to accessibility section: Unfortunately, too many government programs refuse to fund accessibility modifications for renters, leaving a large segment of the population with less access than homeowners to funding that may help them remain in their housing. It is recommended that programs be modified to allow renters to use funding sources available to homeowners.

Page 8 5. XX-32: Change title to Subsidized and Tax Credit Housing. The two **are not** interchangeable. Likewise, correct references throughout to include tax credit housing where applicable.

Page 8 6. After #3, insert and then renumber the points: WHEDA should study models in other states of how to best reach extremely low income households and incorporate that target population into the QAP.

Page 9
#8 7. In that section, #8 should have the words "and the remainder" deleted and changed to "at least 25%" because the way I read the law, the two can overlap.

From: Cgmadden@aol.com
Sent: Saturday, May 19, 2012 12:48 PM
To: McKay, Benjamin R.; Anderson, Nancy M.
Cc: mmurph@milwaukee.gov; LRies@lisc.org; jmathy@milwcnty.com; billperkins@wphd.org; anthony polston@northwesternmutual.com
Subject: Revised Language For SEWRPC HTF-SW Recommendation
Attachments: SEWRPC HTF-SW Rec.docx

Attached is language to replace SEWRPC Housing Plan Recommendations #8 and #9 (pg. XII-34 in SEWRPC Planning Report No. 54, April 4, 2012). I've combined the separate recommendations for the a) regional housing trust fund; and, b) interjurisdictional collaboration, into one recommendation that encompasses both concepts. This was the intent all along with our proposal.

I did not get into such topics as "workforce" vs. "affordable" housing (though I did use the term "affordable"), zoning practices, mortgage lending practices and so forth. We (the many, many people who have worked on this) have consistently stayed at a broader level with the HTF-SW concept focusing on the economic value and critical need for a regional approach to housing investment and policies. Therefore, I didn't "get into the weeds" with the revised recommendation you'll see attached.

Thank you for the opportunity to provide input on the final SEWRPC Housing Plan Recommendations. If you have any questions or comments please do not hesitate to contact me or Ald. Murphy.

Regards ~
Cathie
City of Milwaukee HTF - Chair/Finance Committee
LISC Milwaukee - Chair/Advisory Board
Mobile: 414.721.1355

Potential Replacement for Policies #9 and #10 on page 9:

Housing Trust Fund-Southeastern Wisconsin

Recommendation to SEWRPC

May 18, 2012

Establish a regional Housing Trust Fund for Southeastern Wisconsin (HTF-SW) with a focus on county-specific policy goals that will help achieve the goals of a regional plan, e.g., acquisition of land and development of affordable housing. Addressing Milwaukee's housing needs will require greater public sector coordination, greater private sector participation, and interjurisdictional collaboration that address both the supply side of the equation and the demand side. The foundation of the HTF-SW could be formed initially through the merger of the existing Housing Trust Fund of the City of Milwaukee, Milwaukee County Special Needs Housing Trust Fund, and Milwaukee County Inclusive Housing Trust Fund, and then expanded to communities in other Counties, and ultimately all seven Counties in the Southeastern Wisconsin Region. A combined fund could ease the administrative burden for applicants, spread the funding burden across larger population and tax bases, raise the profile and scale of the fund, and have more potential to attract donors. The *primary* benefits of the HTF-SW are:

1. An increased pool of capital to invest in high-quality affordable housing initiatives that will meet the needs of the people of Southeastern Wisconsin and support economic growth and development.
2. A resource for civic leaders, private investors, and developers to share ideas, experience, and expertise.
3. A structure for productive and cooperative cross-jurisdictional dialogue around the critical issue of affordable housing to ensure that all perspectives, interests, and concerns are collaboratively addressed.
4. Increased government efficiency by reducing duplication of efforts and services.
5. More effective and coordinated advocacy by both governments for funding and policy solutions.

From: J Scott Mathie [jsmathie@mbaonline.org]
Sent: Wednesday, May 23, 2012 1:47 AM
To: Anderson, Nancy M.; McKay, Benjamin R.; Yunker, Kenneth R.
Subject: Recommendations - Regional Housing Study

Dear Nancy, Ben, and Ken –

Thank you for your work thus far on this important Regional Housing Study that is intended to set the priorities for our area. It is my belief that some key issues need to be primary in our recommendations. While the study committee has identified numerous issues of varying priorities, providing affordable housing in our region highlights the need for stable financing system, a job/housing balance, and a regulatory system that does not unnecessarily increase the costs to produce housing.

I would recommend the following with another section described as Other Considerations/Non-Priority Considerations that includes low priority or unlikely recommendations to be embraced.

Financing

- A housing finance system must include private, federal and state sources of housing capital; offer a reasonable menu of sound mortgage products for both single-family and multifamily housing that is governed by prudent underwriting standards and adequate oversight and regulation; and provide a federal backstop to ensure that 30-year, fixed-rate mortgages are available at reasonable interest rates and terms.
- Support efforts to direct appraisers to consider all three approaches to value (cost, income and sales comparisons), ensure that values, building costs, and other unique factors are considered, and stop the practice of considering distressed properties as comparables.
- HUD/WHEDA Financing (Study Committee to Provide)

Job/Housing Balance

- Increase supply of multifamily and single family housing to meet the unique demands of job/housing imbalance
- Education and outreach efforts to plan commissions and councils regarding demographics, market, and community perception characteristics that impact communities.

Regulatory System

- Eliminate / Reduce high reliance on property taxes – goal is parity or better than other states
- Increase supply of lots of 10,000 square feet or smaller and home sizes of 1,100
- Flexibility and elimination of restrictions on size and appearance of housing – specific product requirements and architectural details
- Elimination or reduction of extensive standards on land development such as expansive street widths, prescriptive landscaping requirements, and prevailing wage pay requirements (with or without project subsidies to offset redevelopment impediments)

Looking forward to the discussion.

Sincerely,

J. Scott Mathie

Sr. Director, Government Affairs

Metropolitan Builders Association
262.522.3624 direct