

Housing
1973, 1988-89, 1994-95

COMMUNITY HOUSING SURVEY

At the Annual Meeting, April 1972, the League adopted as part of its local program, a Community Housing Survey to provide needed background for local action on our State and National Human Resources positions. In June, inquiries to agencies and organizations concerned with housing showed that no definitive housing survey (availability, unit price, type of structure, etc.) was as yet completed. The Council of Governments was in the preliminary stages of a definitive survey which was hopefully to be completed early in 1973. Unfortunately the reorganization of the regional planning agency resulted in a loss of manpower that postponed the housing survey. The East Central Regional Planning Agency will do a housing survey, when it will be done is a matter of priority.

The present data available that relates to the housing situation in Appleton and Outagamie County is concerned with incomes of people qualifying for public and 235 and 236 housing. The data used in the following tables was from a report by Kenneth Theine, Housing Planner, East Central Wisconsin Regional Planning Commission. The sources were two publications of the U.S. Bureau of Census, METROPOLITAN HOUSING CHARACTERISTICS, HC (2)-13 and 1970 CENSUS TRACTS, PHC (1) - 12, Appleton-Oshkosh, Wisconsin, SMSA. The report was prepared for the Outagamie County Housing Authority.

The report states, "The estimates of need have been limited to income level considerations while qualitative need considerations such as structural condition and overcrowding have been left for future analysis."

It is important to remember that Tables 1 & 2, showing estimates of need, are generalized and are most likely overstated. The need is based on household income and does not take into consideration any assets the household may have. Assets, also, are a qualifying factor in determining eligibility for housing assistance. Assets are such things as paid-up mortgages, stocks, savings accounts, etc. In the one and two person households, ^{especially} where older people may have these assets, these assets would then lower the number of those qualifying. On the other hand, the qualifying incomes by HUD are adjusted income figures, while the tables used are gross incomes for households, probably understating the qualifying households. However, the report stated that because no adjustment was made for available assets, overall, the estimates are overstated. There is no data available to indicate to what degree these estimates are overstated.

The information presented in the Tables is of a limited value. It must be remembered that since assets possessed by households are not accounted for in the tables, the number of households qualifying for assistance will probably be significantly lower. The income data is ~~however~~, an indicator ^{of} a potential need. It is the League committee's opinion that the data points to the necessity of a more specific survey of the supply and demand for housing.

FEDERAL QUALIFYING INCOMES

# of Persons in Household	Qualifying Income	
	Public Housing	235 & 236
1	3,200	4,400
2	4,200	5,700
3 & 4	5,300	7,100
5	6,000	8,100
6+	6,400	8,600

Table 1
 NUMBER OF HOUSEHOLDS IN APPLETON BY TENURE
 AND QUALIFICATION STATUS FOR FEDERAL ASSISTANCE, APRIL, 1970

# of Persons in Household	All Households			Households Qualifying for Assistance					
	Own	Rent	Total	Public			Public & 235		
				Own	Rent	Total	Own	Rent	Total
1 & 2 % ***	4764	2737	7501	1502	865	2367	2009	1185	3194
				31.5%	31.6%	31.6%	42.2%	43.3%	42.6%
3 & 4 %***	3814	1445	5259	221	268	489	402	479	881
				5.8%	18.6%	9.3%	10.5%	33.2%	16.8%
5 %	1544	297	1841	42	78	120	227	128	355
				2.7%	26.3%	6.5%	14.7%	43.1%	19.3%
6+	1943	317	2260	77	45	122	307	116	423
				4%	14.2%	5.4%	15.8%	36.6%	18.7%
TOTAL			16861			3098 (18.4%)			4853(28.8%)

***Percentages were computed by League Committee

Table 2
 NUMBER OF HOUSEHOLDS IN OUTAGAMIE COUNTY BY TENURE
 AND QUALIFICATION STATUS FOR FEDERAL ASSISTANCE, APRIL, 1970

# of Persons in Household	All Households			Households Qualifying for Assistance					
	Own	Rent	Total	Public			Public & 235		
				Own	Rent	Total	Own	Rent	Total
1 & 2 %***	9345	4205	13550	3045	1361	4406	4002	1839	5841
				32.6%	32.4%	32.5%	42.8%	43.7%	43.1%
3 & 4 %	7821	2459	10280	562	439	1001	1004	778	1782
				7.2%	17.9%	9.7%	12.8%	31.6%	17.3%
5 %	3310	592	3902	169	144	313	582	252	834
				5.1%	24.3%	8%	17.6%	42.6%	21.4%
6+	5385	605	5990	254	139	393	816	303	1119
				4.7%	23%	6.6%	15.2%	50.1%	18.7%
TOTAL			33722			6113(18.7%)			9576(28.4%)

***Percentages were computed by League Committee

Table 3
 SELECTED CHARACTERISTICS OF HOUSEHOLDS WITH INCOMES BELOW
 POVERTY LEVEL OF APPLETON AND OUTAGAMIE COUNTY, 1970

	Appleton	Remainder of Outagamie Co.	Total Area	
# of Households	1,229	1,212	2,441	(7.2%)
# of Families	653	937	1,590	(5.6%)
# of Families with Female Head	285	214	499	(31.4%)
# of Family Heads age 65	218	322	540	(34%)

Members of the League of Women Voters support equal opportunity in education, employment and housing. Responsibility in the nationwide effort to achieve equality of opportunity for access to housing resides with government at all levels as well as with the private sector. The League of Women Voters of Appleton has prepared this material on local housing for the purpose of assessing in some measure the existing housing in Outagamie County.

When a community adopts minimum housing standards, it implicitly assumes the obligation to provide those housing standards for persons unable to afford to do so themselves. While Outagamie County does not have a minimum housing code, both the City of Appleton and the Town of Grand Chute do. Outagamie County, however, has established a Housing Authority which is an agency for determining and recommending the need for low income housing. The League, using data obtained from the 1970 Census**, presents these tables and graphs indicating existing housing and possible needs.

During the time since the census, availability of housing for persons with low incomes does not appear to have improved. According to the Appleton Board of Realtors, the average cost of homes sold in June, 1969 was \$19,600. By June, 1973 the average cost of homes sold was \$25,600. Incomes followed an upward trend as well. In 1969 the mean household income was \$9,855 and at the beginning of 1972 it was \$12,531. Current (1973) mean income is probably *** about \$13,200. If the poverty level has risen at the same rate, it should now (1973) be about \$5,000.

** U.S. Bureau of the Census, Census of Population and Housing:
1970 CENSUS TRACTS, Final Report PHC (1) - 12, Appleton-Oshkosh,
Wisconsin, SMSA

*** We have not found current information. The growth from 1969 through 1971 was nearly linear.

Significant Statistics

It is clear from the census tables, and clearer from Graph 1, that income is skewed toward the low end of the scale while housing values are skewed toward the high end. This aggravates the problem of poverty-level families in finding suitable housing. (See Graph 1 and Graph 2)

Thirty per cent of the available rental units in the county are occupied by those having gross incomes below \$5,000. (Graph 4 + other information)

Only 1.4% of the total housing units were available for rent or sale. (See Table 3 - Vacancy Rates)

The poverty threshold for a nonfarm family of four was \$3,743 in 1969. Households below the poverty level are households in which the total income of the family or primary individual was below the poverty level. (See Table 4-Incomes)

Three per cent of the units in the county lack some plumbing facilities. Twenty-one per cent of them are occupied by poverty level families. (See Table 5-Comparisons)

Poverty level families pay about 75% as much for housing as all families, but have incomes only 18% as large as all families. (See Table 6 - Comparisons)

TABLE 1 - VALUE

Specified owner occupied units¹

Outagamie County

Less than \$5,000	271
\$5,000 to 7,499	640
\$7,500 to 9,999	1317
\$10,000 to 14,999	5022
\$15,000 to 19,999	6075
\$20,000 to 24,999	3703
\$25,000 to 34,999	2285
\$35,000 to 49,999	776
\$50,000 or more	235

Median value \$17,400

TABLE 2 - GROSS RENT²

Less than \$40	131
\$40 to \$59	387
\$60 to \$79	808
\$80 to \$99	1477
\$100 to \$149	2820
\$150 to \$199	1089
\$200 to \$249	165
\$250 or more	49
No cash rent	323

Median rent \$110

TABLE 3 - VACANCY RATES

All Year-round housing units	33,592	
Vacant	785	Per Cent
For Sale Only	140	2.3 of total units
Vacant 6 mos. or more	53	.4 of total units
For Rent	339	1.0
Vacant 2 mos. or more	163 (163)	47.0
Other ³	306	.9

Median Sale Price \$17,800
 Median Rent \$92

- 1 Limited to one-family homes on less than 10 acres and no business on property
- 2 Summation of contract rent plus the estimated average monthly cost of utilities and fuels
- 3 Includes units sold or rented but not yet occupied, held for owners occasional use or held off the market for other reasons.

TABLE 4 - INCOME IN 1969 OF FAMILIES

	Outagamie County
Less than \$1,000	341
\$1,000 to 1,999	572
\$2,000 to 2,999	891
\$3,000 to 3,999	976
\$4,000 to 4,999	909
\$5,000 to 5,999	1056
\$6,000 to 6,999	1246
\$7,000 to 7,999	1853
\$8,000 to 8,999	2599
\$9,000 to 9,999	2576
\$10,000 to 11,999	4627
\$12,000 to 14,999	4526
\$15,000 to 24,999	4428
\$25,000 to 49,999	1048
\$50,000 or more	167

Median Income \$10,384
 Poverty Level \$ 3,743

- non farm family of 4

TABLE 5 - COMPARISONS

	Below Poverty Level	Total in County	% Below Poverty Level
No. Persons	7923	119,356	6.6
No. of Households	2386	27,625	8.6
No. Owner Occupied Units	1460	20,324	7.2
% Who Own	61.2%	73.6%	---
No. Renter Occupied Units	926	7,301	12.7
% Who Rent	38.8%	26.4%	---
Housing Lacking Some Plumbing	250	1,191	21.0

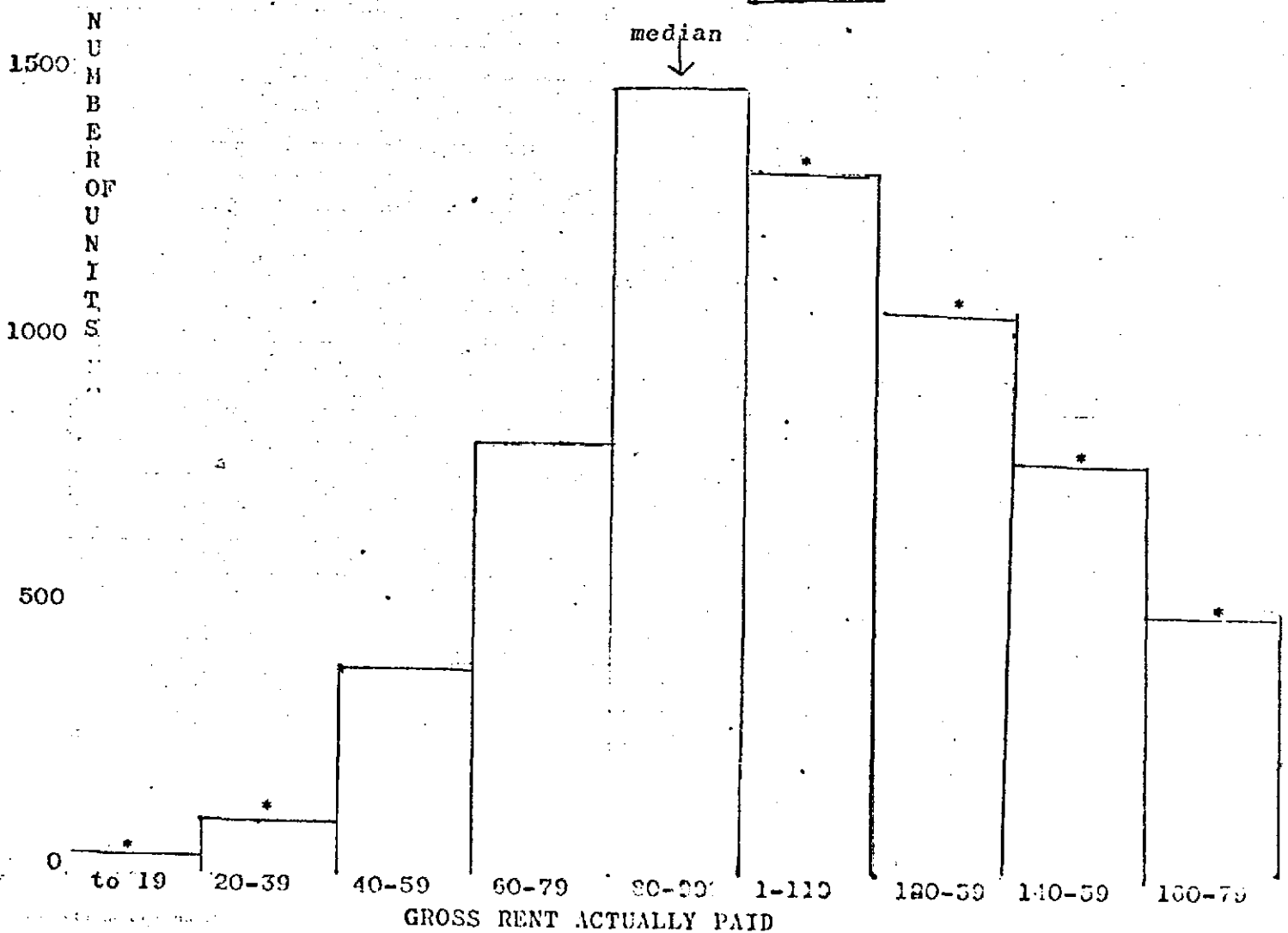
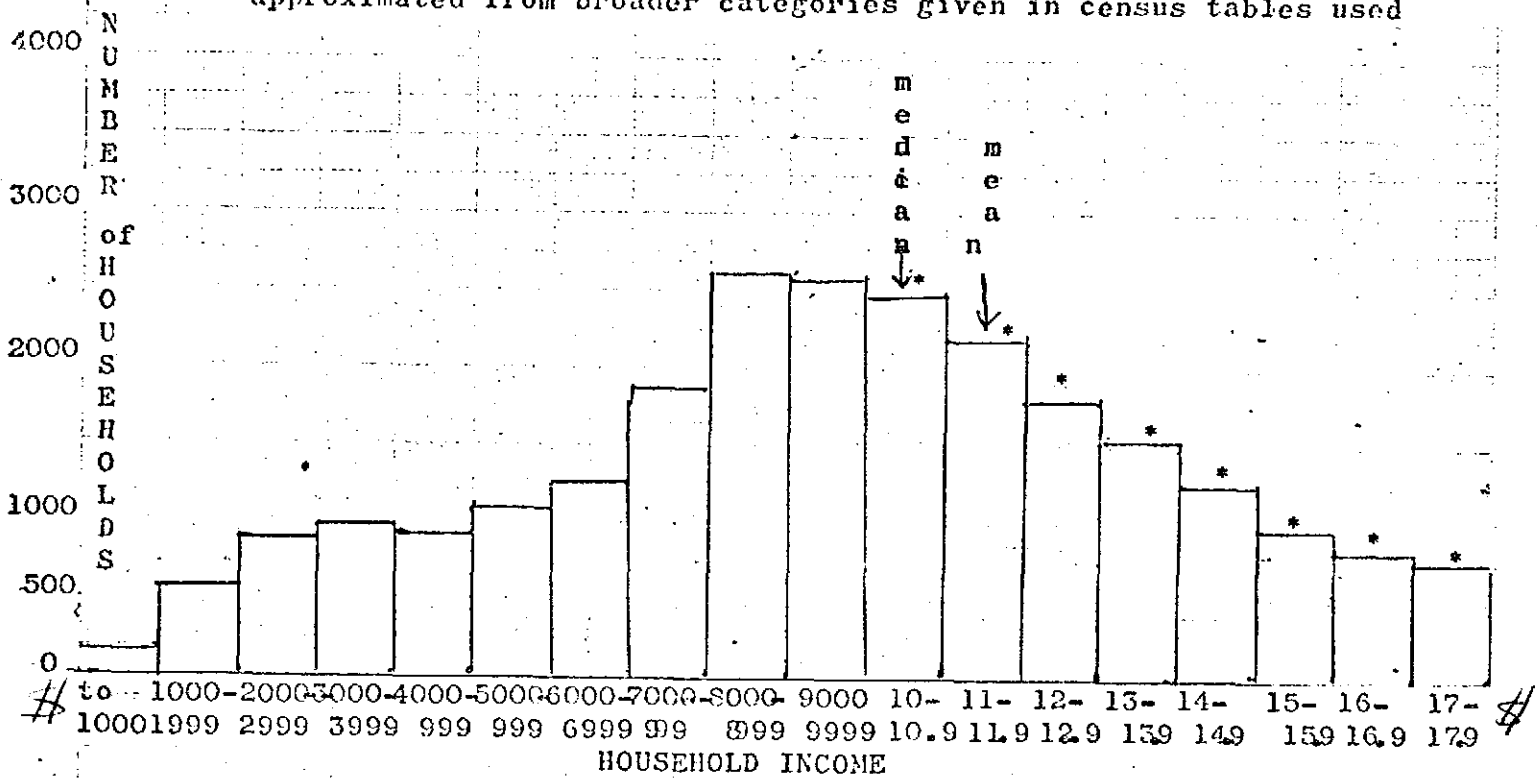
TABLE 6 - Comparisons

	Below Poverty Level	Total County Population	(A)**
Mean Gross Rent/month	\$88	\$116 (est. mean)	76%
Mean Value of Owner Occupied Unit	\$13,700	\$18,823 (est. mean)	73%
Mean Family Income	\$ 1,810	\$ 9,855	18%

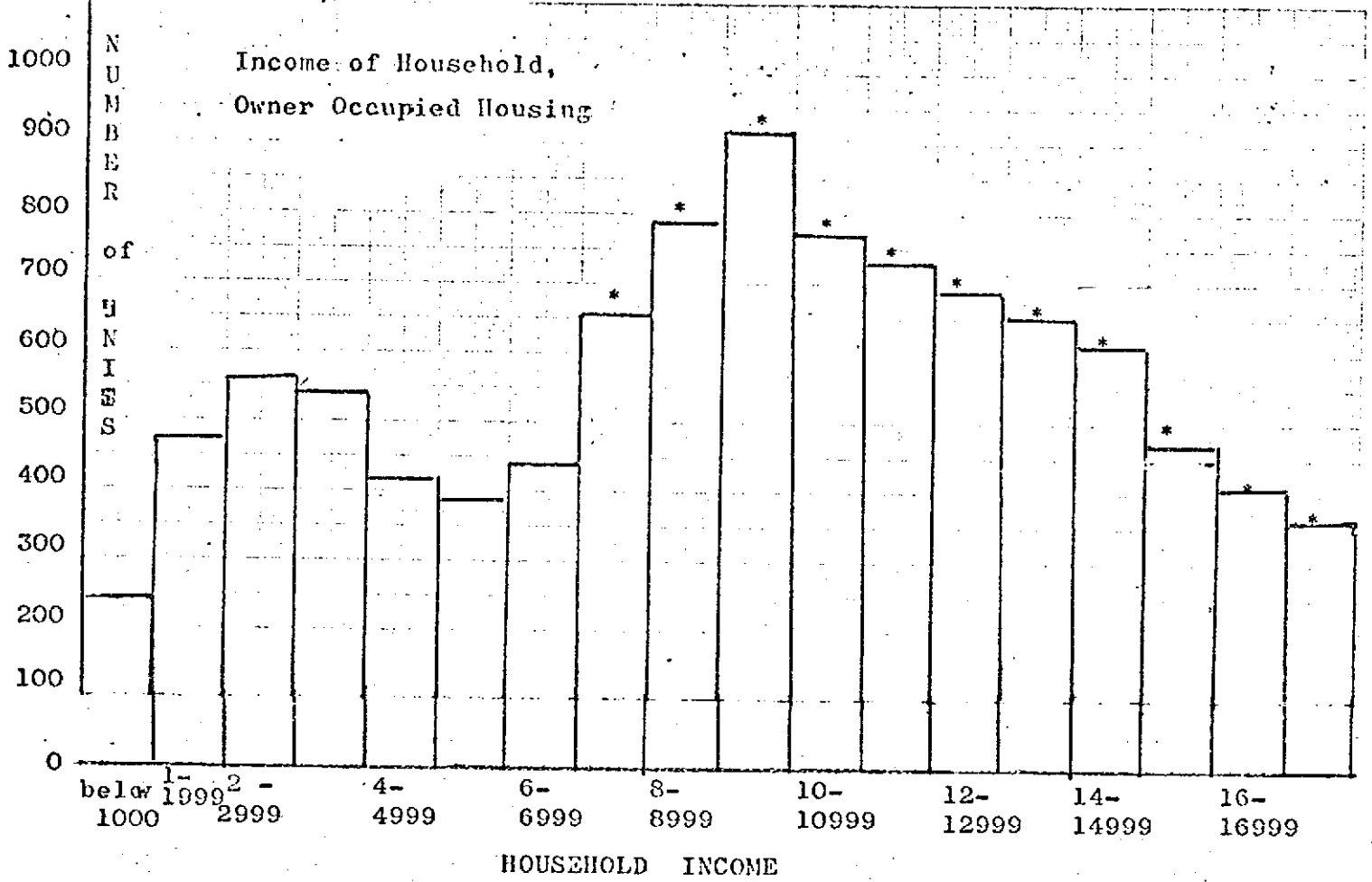
** (A) Poverty-level families' resources and obligations as percentage of those for the population as a whole

OUTAGAMIE COUNTY DATA, 1970 CENSUS

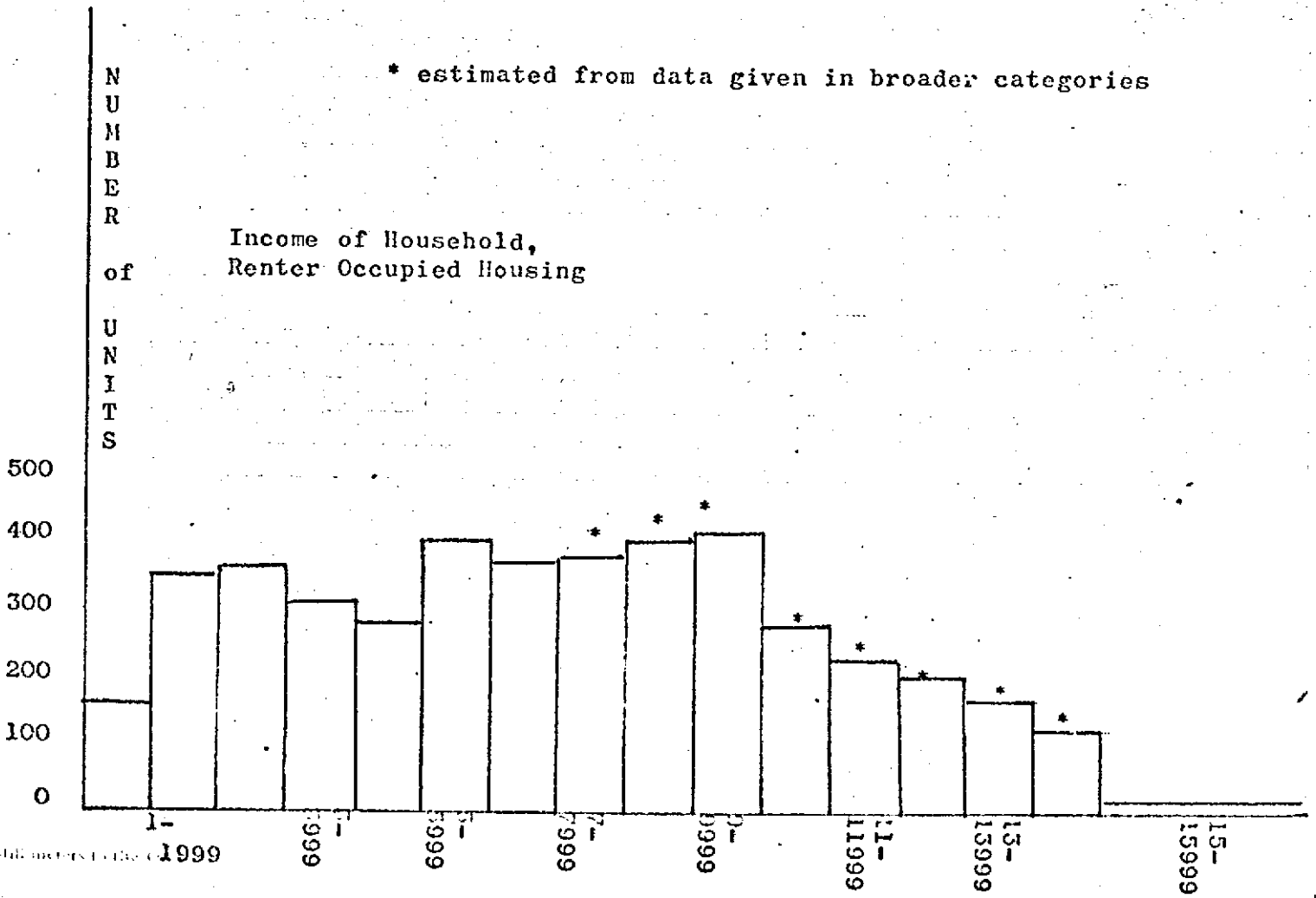
* approximated from broader categories given in census tables used



APPLETON DATA, 1970 CENSUS



* estimated from data given in broader categories



Appleton League of Women Voters

Local Housing Study 1988-1989

1. Advocate feasible programs for low income and special needs housing, to relieve the housing shortage.
2. Support a housing ombudsman (independent, unbiased, well-informed and well-regarded member of the community), who would provide information on housing and investigate citizen housing complaints and recommend appropriate action.
3. Support feasible transitional housing to meet short term needs including, but not limited to, fire victims; domestic abuse victims; and those needing an address in order to get established.
4. Support site centralization of agencies serving housing and related needs of low income people.

Members attending units:

Helen Nagler
Karen Laws
Jean King
Helene Iverson
Pat Schinabeck
Jan Nordell
Bev Wieckert
Anna Faye Dodd
Betty Breunig
Pat Thompson
Sharon Fenlon
Bobbie Murray
Cathy Boardman
Dick Sampson
Joyce Green
Gretta Volk

LEAGUE OF WOMEN VOTERS OF APPLETON
HOUSING STUDY
HOUSING POSITIONS (1989)

- A. Advocate feasible programs for low income and special needs housing, to relieve the housing shortage.

- B. Support a housing ombudsman (independent, unbiased, well-informed and well-regarded member of the community), who would provide information on housing and investigate citizen housing complaints and recommend appropriate action.

- C. Support feasible transitional housing to meet short term needs including, but not limited to, fire victims; domestic abuse victims; and those needing an address in order to get established.

- D. Support site centralization of agencies serving housing and related needs of low income people.

League of Women Voters

Housing Study, 1994/95

This year's League study has focused on the *availability and affordability* of housing in the Fox Cities. Our study is a timely one as the area is currently facing what some term a "crisis in housing". The crisis stems from the fact that we have a *rapid increase in new home construction*, a deterioration of housing in the older parts of the city, and at the same time, the demand for housing far exceeds the supply for low income groups. While the scope of our study could have included any of these issues, we agreed at the outset to limit the focus to the *availability and affordability of housing*.

Information gathered by the committee suggests the following:

- there is a shortage of affordable housing in the Fox Cities--City data (from the 1990 census) clearly showed that there is not enough "affordable housing" in our area. First, the Fox Cities has a very low vacancy rate for all rental property (2-3% vacancy rate compared to a recommended HUD standard of 5%) and the demand for all types of rental housing far exceeds supply. Second, the data suggest that 2 out of 3 low income large households are living in conditions that are considered to be overcrowded. Finally, there are hundreds on the waiting list for Housing Authority (low-income) apartments.
- the number of homeless (especially families) have^s increased--the demands for shelter in both emergency shelters and transitional housing have been overwhelming the current system. There has been a particular increase since the late summer. Most troubling is the increase in the number of homeless families. While the data suggest that some of this is an increase in families moving from other areas, these families are moving to fill available jobs in the Fox Cities. Unfortunately, wages for these jobs (and the limited supply of low-income housing) mean that these families cannot locate suitable housing in the area. Ironically, if we cannot attract and house the workers to fill these jobs, continued economic vitality is impossible.

There are many suggested reasons for the shortage of affordable rental units, including:

- Zoning laws promote single family owner-occupied dwellings; there is a limited amount of land zoned for multi-family dwellings.
- New developments frequently include covenants which do not allow low-income (or multi-family) dwellings.

- Rehabilitation of the older housing stock, whether caused by gentrification of older historical homes or by inspection and required changes in rental property, results in higher taxes, increased rent, and further reduction of the low-income housing stock.

It is not clear that current planning efforts directly address issues of affordable housing.

Our study further identified the fact that typically, in the Fox Cities, private groups provide services to the homeless and others in housing crisis. Organizations like LEAVEN and the Emergency Shelters provide emergency assistance to those in crisis, while groups like the Housing Partnership, Project Home (the old fire station) and (in the spring) Project Open Door, provide services to families in transition. While these groups are funded in part through Community Block Grant funds, they are operated privately by separate groups. Further, although these groups are successfully expanding the supply of housing for the homeless, supply is not keeping up with demand. And, the effectiveness of these groups is limited IF the supply of affordable housing in the community at large is not expanded to allow these families to move out of transitional housing into affordable permanent housing.

Study led to one broad question and several subsidiary questions. The broader question which needs to be addressed relates to the role of the city (versus private organizations) in assuring the availability and affordability of housing. Should the city be more involved and/or look at policy changes which would affect the housing market?

Related questions which will be discussed at the consensus meeting include:

1. Should the League support an umbrella organization (or stronger coordination) related to housing?
2. What is the League's role in promoting affordable housing? Should we serve as a mediator among groups, as a facilitator, or as a catalyst for change?
3. Should the city regulate the availability and affordability of housing? If so, how? (possibilities include changes in zoning rules, rent control, property inspections, absentee landlord laws and changes in assessments for rental properties).
4. Should a comprehensive city plan address the availability and affordability of housing?

The housing committee believes that it is imperative that the League update its positions on housing and focus actions in this area over the next year. The timing couldn't be better! The issue is complex and exciting. We hope that you will plan on attending the consensus meeting in February to be enthused, informed and to provide your opinion on these issues.

Housing Study Summary

by Gretchen Bambrick

The Housing Committee reviewed the current housing positions, monitored the development of the city's Comprehensive Plan and the Camiros Downtown Plan, networked with and interviewed government officials and other groups concerned with low-income housing in an attempt to assess the availability and affordability of low income housing.

At consensus meetings on February 21 & 22, we outlined the need for more low income housing, citing the below-national-average vacancy rate of 2 - 3% of available shelter, rapidly rising prices of housing, and reduced number of available rental properties.

Through the consensus discussions of what issues remain to be explored and whether our present housing positions are adequate, the membership and the Committee are proposing the following revised position statements:

- A. Advocate feasible programs for low income and special needs housing to relieve the housing shortage.
- B. Support feasible transitional housing and related programs which encourage economic independence.
- C. Support regional coordination/collaboration of agencies addressing issues related to affordable, adequate housing.
- D. Encourage local and regional governments to actively pursue the development of adequate and affordable housing through regulation and comprehensive planning.
- E. Educate the community regarding the need for adequate affordable housing.

In response to the consensus questions the membership gave us very clear directives:

1. **Should the city actively pursue regulation of availability and affordability of housing? If so, how?**

The consensus was a unanimous "yes". In addition, the following points were made:

- The language "*and encourage the development of regulations*" should be added to the consensus language.

- It is important to offer incentives to develop affordable housing. At the same time, we should be aware that this might discourage developers and encourage them to locate elsewhere.
- We should be cautioned that too much renovation and rehabilitation might displace people.
- In general, the city council should be made more aware of the housing problems and issues.
- More scattered site planning in new developments should be encouraged. One such effort has been implemented in Janesville, where the corner of each new block is allocated to a multi-family unit.

2. Should a comprehensive city plan address the availability and affordability of housing?

Once again, the consensus was "yes". Additional comments included:

- Measures which encourage home ownership should be developed.
- Rehabilitation of existing units should be encouraged.

3. Should the League support an umbrella organization or stronger coordination related to housing?

While the consensus was "yes", most members felt that another new organization is not necessary. Suggestions included:

- Perhaps an existing group such as the Task Force to End Homelessness could drive the coordination.
- Some felt the League should play a role in encouraging consolidation of groups.
- Coordinated efforts should expand beyond Appleton to perhaps include the Fox Cities or the county.

Thank you to the 27 League members who brought their expertise, knowledge, and thoughtful comments to this consensus.

The 1994-95 League of Women Voters Housing Committee fluctuated in size and number throughout the year. We appreciate the time and expertise people were able to give. The core members were: Marti Hemwall and Gretchen Bambrick, Co-Chairs, Beth English, Betty Breunig, Helen Heil, Kathy Kamp, Karen Sandberg, Mary Hoglund, Jane LaChapelle-McCarty, Diane Escher, and Nancy Pourciau.

B. W. Neupert
2nd V. Pres.

League of Women Voters of the U.S.
1200 - 17th Street, N.W.
Washington, D. C. 20036

LOCAL LEAGUE APPLETON

STATE WISCONSIN

GUIDELINES FOR FAIR HOUSING STANDARDS

I. The following criteria should be applied to programs and policies to provide equal opportunity in access to housing:

A. The housing market should operate free of restrictions based on race, color, religion, national origin.

Does your League agree in part? 1 unit In full? 3 units
Does your League disagree in part? _____ In full? _____

Explanation of disagreement or agreement:

In areas concerning rental property there was a factor favoring restrictions in rental homes and units occupied by the owner. Religious groups should not restrict on basis of race; although some questions about roomers vs. apartments.

What changes or elaborations should be made?

To be returned to the National office not later than December 1, 1968.
(One copy to State League.)

- B. Government at all levels and the private sector as well have a role to play in the nationwide effort to achieve equality of opportunity in access to housing.

Does your League agree in part? _____ In full? 4 units
Does your League disagree in part? _____ In full? _____

Explanation of disagreement or agreement:

The local government can make a harsher, less restrictive, code to completely achieve its equal housing opportunities. Cooperation on the local level should be stressed---establishing a smooth process in educating local population on the process in enforcement of equal rights.

What changes or elaborations should be made?

- C. Federal programs should include provisions to guarantee equal rights in access to housing. Federal funds should be withheld from communities in which discrimination in access to housing occurs.

Does your League agree in part? 4 units In full? _____
Does your League disagree in part? _____ In full? _____

Explanation of disagreement or agreement?

There was some division as to which Federal funds were implied...all Federal funds or funds just for housing? Three units agreed in full if Federal Housing funds was the issue. One unit agreed some selected Federal funds should be withheld in such a way as to apply pressure in areas where discrimination occurs.

What changes or elaborations should be made?

D. In the enforcement of fair housing laws,

1. administrative procedures and responsibilities should be clearly defined

Does your League agree in part? _____ In full? 4 units
Does your League disagree in part? _____ In full? _____

Explanation of disagreement or agreement:

What changes or elaborations should be made?

2. mediation and legal redress should be readily available

Does your League agree in part? _____ In full? 4 units
Does your League disagree in part? _____ In full? _____

Explanation of disagreement or agreement?

Encourage local level enforcement for speed. Recognize the need to educate people of the readily available means to take action on the local, state and federal level, while stressing local redress.

What changes or elaborations should be made?

3. funding should be adequate to help insure prompt enforcement

Does your League agree in part? _____ In full? 4 units
Does your League disagree in part? _____ In full? _____

Explanation of disagreement or agreement:

All units agreed in full but it was felt the wording of this statement was too vague. Without proper funding for enforcement the program is futile and the units felt the word "adequate" was not specific enough.

What changes or elaborations should be made?

4. continued evaluation should be encouraged and procedures should be revised when indicated.

Does your League agree in part? _____ In full? 4 units
Does your League disagree in part? _____ In full? _____

Explanation of disagreement or agreement:

Units agreed completely with this statement...naturally!

What changes or elaborations should be made?

II. If your League has a fair housing item on its state or local program, what conclusions has it reached about the advisability and effectiveness of present fair housing legislation at the national, state and/or local level?

The units agreed that the present state laws are weak and ineffective. (No local legislation at present time.)

What kinds of legislation do you support?

The units support local ordinances with commissions for speed and conciliation. With a commission the enforcement agency would not have to conciliate. The units also support few to no exemptions.

What kinds of legislation do you oppose?

The units oppose legislation restricted to realtors---it should include private owners as well. The units also oppose making the present laws weaker in any way.

Do you think additional and/or different legislation is needed?

The units suggested stronger powers of enforcement, such as injunctive powers and increased fines for violators. It was felt that local legislation should be stressed.

Although the following are not guidelines for fair housing, it will be useful for you to have answers to the following questions:

III. Do you see any problems in the implementation of fair housing laws?

Yes

Describe:

1. Discrimination in lending and financing.
2. Pile up of cases going through litigation.
3. Need to change peoples basic attitudes to more easily implement laws.

IV. If your League has already made a survey of housing,

A. What are your major findings?

We have made no such survey.

B. How do you interpret the climate of opinion in your community with respect to residential desegregation?

The prevailing element seems to indicate a strong undercurrent of fear, ignorance and hostility. This is only speculation however, as this is a very white community.

Date November 28, 1968

Signed

Board of Directors, Appleton
League of women Voters
Mrs. Gerald Hussin

Position

Secretary

League of Women Voters of Appleton
Housing Study 1994-95

The local study for the League of Women Voters of Appleton for 1994-95 focussed on the timely and important issue of housing. The committee began its work by examining its charge from the 1994 annual meeting which was: "... 1) update our current knowledge of the housing needs in our community; 2) propose changes in our local positions, if necessary; and 3) act on those issues we can with our current positions." Furthermore, in our attempt to assess the availability and affordability of adequate housing, we determined the direction of our questioning by income variable (low to moderate) rather than address the needs of special populations.

For background research the committee reviewed, in depth, the 1983 Task Force Report which provided an exhaustive review of the housing situation in Appleton, the Camiros report carried out in conjunction with the Appleton Plan Commission, the CHAS report produced by the city for submission to the federal Department of Housing and Urban Development, and an economic analysis of downtown produced by City Visions and sponsored by Appleton Downtown Inc. and Appleton Developers Council. In addition, we gathered information from the Task Force to End Homelessness by the Year 2000, Emergency Shelter, Housing Partnership, Salvation Army Transitional Housing, Appleton Plan Commission staff, elected officials, and Appleton Housing Authority.

To inform LWV members about some of the issues we were addressing, we organized a general meeting in October 1994. In this meeting, "Housing Stress: Meeting the Needs of the Underserved Population", Pat Liegle of Project Home, and Cheryl Watson of Emergency Shelters described their services, and current statistics and trends in local housing. In their assessment of our community's ability to meet current housing needs they discussed stumbling blocks to achieving more effective delivery of services.

In accordance with our charge, we acted, also, on our current positions when appropriate. Committee members attended relevant meetings including hearings on the Camiros Report and the presentation of the City Vision Report. In these meetings, when appropriate and timely, committee members made statements in keeping with our existing housing positions.

Housing cont'd

Consensus meetings were held in February 1995. The first portion of the consensus questions addressed both current and revised positions. As a result of these consensus meetings the membership recommended, and the Board of Directors adopted, the following updated positions which will replace the housing positions of 1989.

- A. Advocate feasible programs for low income and special needs housing, to relieve the housing shortage.
- B. Support feasible transitional housing and related programs which encourage economic independence.
- C. Support regional coordination/collaboration of agencies addressing issues related to affordable, adequate housing.
- D. Encourage local and regional governments to actively pursue the development of adequate and affordable housing through regulation and comprehensive planning.
- E. Educate the community regarding the need for adequate, affordable housing.

The second part of the consensus meetings sought the membership's response to the following question: "What should the League's role be in promoting affordability and availability of housing? Should we serve as a mediator among groups, as a facilitator, or as a catalyst for change?"

The membership reached consensus that the League should pursue a facilitating role in the community. They also suggested the following activities as possible directions for a future action committee:

1. Sponsor housing conference or "summit". The conference should include a broad range of people, including county officials, developers, landlords, etc. The purpose of the summit would be to develop and stimulate ideas to encourage affordable housing. It was suggested that education fund monies be tapped to help fund the conference.

Housing cont'd

2. Education. The League should be involved in the education of elected officials and the general public regarding the shortage of affordable housing. This education could take place through cable access, schools, churches, and the development of education materials.
3. Inspection Criteria Review. A review of inspection criteria would attempt to reveal any impediments to the development of affordable housing.
4. Encourage Planning. The League should take opportunities to encourage planning at both the county and city level. As part of this, we should explore the information available through the city assessor's office.
5. Zoning. We should review scattered zoning rules and their current status.
6. Community Groups. The League should participate in community groups addressing issues related to housing.
7. Housing Resource Center. The possibility of establishing a Housing Resource Center to field questions regarding housing should be explored.

Respectfully submitted,

LWV-Appleton 1994-95 Housing Committee: Chairs: Marti Hemwall and Gretchen Bambrick, Beth English, Betty Breunig, Helen Heil, Kathy Kamp, Karen Sandberg, Mary Hoglund, Jane LaChapelle McCarty, Diane Escher, and Nancy Pourciau.

Possible League Action

1. Sponsor housing conference or "summit"--There was consensus regarding the desirability of League action in this area. It was agreed that the conference should include a broad range of people, including county officials, developers, landlords, etc. The purpose of the summit would be to develop and stimulate ideas to encourage affordable housing. (It was suggested that education fund monies be tapped to fund the conference.)
2. Education--The League should be involved in the education of elected officials and the general public regarding the shortage of affordable housing. This education could take place through cable access, schools, churches, and the development of education materials.
3. Inspection Criteria Review--Some felt that the inspection criteria should be reviewed to make sure that they were not impediments to the development of affordable housing.
4. Encourage Planning--There is no strong planning department at either the city or county level. The League should take opportunities to encourage planning. As one part of this, we should explore the information available through the city assessor's office.
5. Zoning--We should review scattered zoning rules and their current status.
6. Community Groups--The League should participate in community groups addressing issues related to housing (such as ADI/ADC, Task Force to End Homelessness, etc.)
7. Housing Resource Center--The possibility of establishing a Housing Resource Center to field questions regarding housing should be explored.

LEAGUE OF WOMEN VOTERS OF APPLETON
HOUSING STUDY
HOUSING POSITIONS 1995

- A Advocate feasible programs for low income and special needs housing, to relieve the housing shortage.
- B Support feasible transitional housing and related programs which encourage economic independence.
- C Support regional coordination/collaboration of agencies addressing issues related to affordable, adequate housing.
- D Encourage local and regional governments to actively pursue the development of adequate and affordable housing through regulation and comprehensive planning.
- E Educate the community regarding the need for adequate, affordable housing. (one dissenting vote, evening meeting)

League of Women Voters - Housing Study meetings

September 29, 1994

This meeting involved brainstorming about how to best focus our attention. Annual meeting minutes, in which our charge was given, were distributed.

-The growing number of homeless FAMILIES was discussed as was the recent newspaper article about the Emergency Shelter needs.

-The role of the absentee landlord seems critical since the housing issue is not just quantity but the quality of available housing..."adequate, affordable housing".

-We need to carefully define the types of housing in the area.

-We need to explore the legal aspects which addresses the relationship between landlord and tenant. Are there any laws governing low income housing? Examples were mentioned such as someone paying rent once, then the property is condemned and they don't have the money to pay another deposit.

-We need to have more information about the Task Force To End Homelessness by the Year 2000 which involves many of the agencies in the city. They have collected numbers and a variety of information and we don't want to duplicate efforts. How are the various projects (Fair Housing, Project Home, Project Open Door, Housing Partnership, Emergency Shelters...)related?

-The Comprehensive Housing Affordability Strategy (annual plan for 1994 from the Department of Commercial Development) (CHAS report) is available and should be read.

-There are related issues in planning. Our scattered zoning seems to be less common now which represents a major change. What are the housing covenants and which developments now have them? How is the issue of exclusivity involved?

We decided for the next meeting to

1. read CHAS report (Karen and Kathy)
2. contact the task force (Gretchen)
3. get specific details on the general meeting location options (Helen and Marti)

Our general meeting is scheduled for October 25. We decided on three options:

- Plan A - Task Force will give a report
- Plan B - Tour the convent conversion
- Plan C - Have a panel discussion, perhaps including Emergency Shelters, Housing Partnership, planning commission person, elected officials. Gretchen will explore these options.

The next meeting of the study committee will be October 12.

Handwritten:
9/29/94
2:15
Gretchen

League of Women Voters - Housing Study meetings

October 13, 1994

In attendance: Kathy Kamp, Helen Heil, Karen Sandburg, Jane McCarty, Pat Shinabeck, Beth English, Nany Pourciau, Betty Breunig, Marti Hemwall, Gretchen Bambrick; Visitor - Ruth Vosters

We discussed the plans for the General Meeting on October 25, 1994. The location will be the Appleton Public Library. The other options were either too expensive (Thompson Community Center) or not available for the time period we needed (Conkey's). We decided to have it from 6:45 - 8:45 so we would be done in time for the library closing.

Gretchen arranged with Cheryl Watson and Pat Liegle to address the group and answer questions. These speakers will be in communication with each other and are used to working as a team. They will discuss shifts in the trends, and the sense of urgency. We will enter info. in the newsletter, and get reminder postcards printed (Betty, Nancy and Pat will help with this).

Gretchen found out more information about the Task Force after talking to Kate Dugan (who is pleased League is doing this study). The goal of the Task Force is to encourage collaboration between agencies dealing with the housing/homelessness issue. It was started by United Way and the Community Foundation and it is trying to avoid "vested interests". There are 19 members on the steering committee and 50 members total. League is invited to participate in any of the 5 committees and is welcome to the general meetings (next one is Monday November 7 3:30-5:00). The potentially relevant committees are: statistics (we can full access to their data); interagency (we can get a list of everyone working with this population, info. about interviews with homeless clients); community relations.

Other suggestions of contact people: Brad Masterson at the Housing Authority, and Father Janssen at St. Bernadette's.

We discussed the importance of not duplicating efforts with these other groups and committees but rather using their work to build on.

Kathy and Karen reported on CHAS report which they had digested. Apparently the report is submitted to HUD but HUD never responds so the effectiveness and/or accountability is questionable.

Summary items: -rapid population growth
-average cost of a home is 90,000 which is a big increase
-family income is above the national average
-18% below very low income (less than 50% of mean income, which is \$37,000)
-most units are single family - only 30% are rentals
-2% vacancy rate - seems low compared to other places

- between the housing cost and low vacancy rate = high demand for housing
- for every family looking for an apartment, 1 1/2 to 2 1/2 waiting for it
- half of those living in rental units are in overcrowded conditions (sharing space)
- 10% of the housing in Appleton is substandard

Generally the report recognized the problem with available affordable housing but had no vision of how to address the issue. We discussed the definitions of various items such as "overcrowded". WE also discussed related information such as block grants (pat will bring info about this structure), the Housing Authority (which had missed a block grant deadline recently and this poses serious problems). The various related efforts listed were: Housing Partnership, Open Door, Community Investment Act, Project Home, Adopt-A, CAP Services, Emergency Shelters, Domestic Abuse Shelter. The problem facing all these groups is insufficient funding.

Again we agreed that lots of information is available NOW and we should take advantage of this. We decided to focus these topics:

1. demonstration of the lack of affordable, quality housing
2. what are the barriers to developing affordable housing
3. how to develop an action plan to deal with these issues

To this end we split into three committees:

1. Rental Properties - information on inspections, fair housing issues and availability of apartments and rental homes. (Betty-chair, Jane, Marti)
2. Owner Occupied, Rehabilitation of Older Housing (Karen, Gretchen, Beth, Helen)
3. Owner Occupied, New Housing - including zoning, covenants (Pat-chair, Kathy, Nancy)

We agreed that in addition to the consensus meetings (set for February) we wanted to develop a specific action plan by April's general meeting based on that consensus so the committee will continue to meet.

Next meeting: Wednesday, November 9, 1994 at Betty Breunig's
56 Bellaire Court

League of Women Voters - Housing Study General Meeting

October 25, 1994

Pat Liegle of Project Home spoke about his program which is a Salvation Army transitional housing project housed in the old fire station on Badger St.

There are eleven efficiency units which include a shower, bedroom, and kitchen. Rules include no alcohol or drug use, must be homeless to qualify, must be willing to restructure his life re budgeting, job seeking, etc., must pay \$225/mo rent but can be subsidized for a short time. Goals are established for each tenant for education, parenting, getting driver's license, employment, etc. The goal is to be self sufficient in 18 months.

The 125 program is available to assist a family with rent for up to \$125. Their resource Center will assist the tenant in identifying necessary agencies for job training, employment, home seeking, etc.

There are currently 6 males, 5 females in the program. Six are employed full time, 2 part time, and three are unemployed because 2 are disables and one is in job training. The employed tenants are earning in the \$4.50 to \$6.25/hr. range. The county very low income in April 1994 was \$15,150; the low income was \$24,250. \$6.25/hr. equates to \$13,000/yr. A median family income was \$43,500.

With these wages, the cost of rent becomes a major issue. Permanent housing or rentals are very difficult to find. Project Home works with the Housing Partnership and landlords who have Section 8 housing and the CRA programs (Community Reinvestment Act).

There are 6 people on the waiting list excluding those who have been rejected. 4 are waiting for the 125 program. Public housing has a 1.5 yr. waiting list and there is currently no available Section 8 housing.

Project Home is trying to develop a mentor program to assist its residents with budgeting, nutritional cooking, parenting, etc. since the lack of some of these skills has led to their plight.

The Homeless Task Force is compiling data on where these people are coming from. The churches are the largest source of help in this area. Majority of homeless are from this area.

What can we do about the lack of housing? Perhaps get the Apartment Owners Association involved in helping to provide affordable housing; get Kathleen Rumsey involved in the discussion of the "continuum of care"; get non profits to work together - Brad Masterson (Appleton Housing Authority), Project Home, Emergency Shelters, Housing Partnership, Outagamie Housing Authority, St. Joseph's, Project Open Door.

Cheryl Watson of Emergency Shelters

Project Home opened in 7/94; the units opened 9/94 and were filled by 10/94. Emergency Shelter is full. The capacity is 15. Many parents fear they will lose their children to Social Services.

This past the shelter housed as many as 35 residents/night. The stereotypical profile of the homeless is a male, 18-35 years old, no family ties in the area, transient lifestyle, AODA. Often Father Janssen houses the mentally ill. The profile is changing, however. Many more family units now. The shelter had as many as 7-8 families at once this summer.

The problems with families are much more complex; families in crisis. Maybe they have been sleeping in a garage with nowhere to go, health problems, no schooling for the children, etc. The Salvation Army runs a medical clinic but there is a two week wait for a dental appointment.

In 1984, the shelter served 264 people for 1003 nights; in 1994, it will serve over 700 men, women, children for 4500-4600 nights, and next year will undoubtedly exceed 800 residents.

Reasons for homelessness include the de-institutionalizing of the mentally ill, divorce, physical impairment or disability, domestic abuse, AODA, job loss, insufficient income for safety deposit, and some who choose to be homeless.

Ways in which the community and agencies can help: eliminate the security deposit; increase the amount of affordable housing with case management to adjust spending habits; as employers, increase

the minimum wage; as organizations, such as transitional housing, Housing Partnership, Emergency Shelters, engage in information sharing; continued and increased volunteer involvement - sponsor fundraisers, promote awareness of the issue; contact legislators; financial support of the community.

* Please note - next meeting is this Wed, Nov. 30
7:00 pm
at Gretchen's.

League of Women Voters - Housing Study

November 9, 1994

We met briefly in the beginning to review our progress and we also discussed a public TV program on a non-profit contractor and his developments in California. We then split into our subcommittees which were to come back to the group with their information summarized.

Karen had spoken with Kathleen Rumsey. She had raised several issues:

-rehabilitation often results in higher property taxes which is problematic for many landlords and low income owners.

-there is no federal government incentive to provide low income housing so while rehabilitation is cheaper than building new housing there are no structured incentives to do so.

-One solution might be for the city to buy property and hold on to it until the development need arises.

zoning policies make rehabilitation hard, issues like distance from the sidewalk and location of businesses.

-there are loans available for low income families (families of four who earn less than \$34,000) who can pay it back when the home is old.

-our need for housing will keep rising as people leave transitional and temporary housing units.

-She would like to see scrutiny of the city policies on housing. There are ways we could encourage low income housing: examples-allowing narrower streets so this is less expensive for developer, and not automatically zoning new annexations as single family and requiring a special fee to change it to multi family housing.

-the comprehensive plan the city is working on will have a section on land use which she is writing.

Mary Burkhardt of Secura Investment and Development was contacted by Diane and she promised to send information about covenants to her. Most of these are on a 3-5 year plan but the plans change each year according to demand. Developers will always make decisions based on how to earn the highest profit. Larger homes have brought more profit, though some indications that this market is now saturated.

Nancy brought information which indicates that the developers write the covenants. The city has no say as long as the covenant meets the zoning laws. The purpose is to keep the unpredictable from happening (example: a huge apartment complex gets built next door to your fancy house).

Jim Wenner suggested a "housing summit" in which all interested agencies come together to discuss the issues in common.

Brad Masterson reports that the housing vacancy rate is the same as the past several years (approximately 2-3%). We do not have enough apartments, there are hundreds on waiting list of the Housing Authority. The national housing bill did not pass last

1. see map - housing in ...
2. Balance of ...

year. His information on zoning was not clear and we need to get more information about this issue in the city.

East Central Planning Commission has data from the census and the DHILER data as well. This information is available to us. They cut back their housing staff several years ago because not much demand for this information from their clients.

Based on the information we exchanged we identified several areas in which we need additional information.

- ✓ 1. Figure out the structure of the Inspections department - who is in charge of what? (Betty)
- ✓ 2. Health department information (Gretchen)
- ✓ 3. Zoning: who does it? What are the logistics? How is it dealt with? What do they consider to be the current issues? (Helen H.)
4. What is the comprehensive plan that the city is working on? They apparently have hired a consultant named Camiros. We should try to talk to him and see if the plan will include anything about housing, apartments, replacement units for any housing taken down...etc. (Marti)
5. Outagamie County Conflict Resolution unit, Cheryl Stinsinsky Does she have any insight from landlord-tenant cases she handles? (Helen N.)
6. Should we explore rentals from a landlord's perspective? What are the issues? What is the perspective on inspections? (Diane)

Other questions for the future: 1) should we organize a focus group of developers, city planners (and the like) to discuss what it would take to make affordable housing attractive? What ARE the "hassle" policies? 2) should we explore the issue of discrimination or will this get us off track?

We decided we needed to be more careful about not duplicating efforts (for example three (more?) separate people contacted Kathleen Rumsey from our group last month).

We also decided that we did not need anymore data proving the NEED. We have plenty of information about this aspect of the study.

At the next meeting we will explore the new information we have and start to think about how to pose an engaging question for the membership to think about. We need to begin thinking about the nature of the consensus questions, the possibility of proposing an Action Committee for continuing work on this issue (perhaps bringing this proposal to Lively Issues).

Next Meeting: Gretchen Bambrick's
403 N. Wood

WEDNESDAY, NOVEMBER 30 - 7:00 pm

League of Women Voters - Housing Study

November 30, 1995

Present: B. Breunig, M. Hoaglund, B. English, H. Heil, G. Bambrick.

Betty circulated the 1984 Task Force report. We reviewed its recommendations. These recommendations support the argument that we need to continue working on housing issues since the same needs are applicable today.

Helen reported on her discussion with Warren Utecht in the Appleton Planning Department. He indicated that there are some positive changes:

1. They now allow rehabilitation of non conforming structures to allow one family on odd lots if the structure meets the minimum of 900 sq. ft. for the residents. This is a new ordinance passed in May 1994.
2. Non conforming structures can now be altered as long as the exterior is not expanded.
3. There will be new opportunities as new zoning regulations are proposed. They want to refine the language to be more clear and definite about what can be done.
4. Narrower streets. (Can't read my notes) *was @ side of a new development*
5. Mix socio-economic groups. To achieve the mix there must be a policy amongst all neighborhoods. Builders would move outside the city limits (which they are doing now). Warren feels some hopefulness in that the top market is now saturated so developers are now looking for other housing to build.
6. City has no control over the builder & contractors. City reviews the street development, drainage, etc. City can control zoning. When land is annexed it is automatically zoned R1 single family residential. New zoning instigated by the developer requires a \$400 filing fee if property is being used for anything other than R1A. The city considers the surrounding land areas to see if compatible with R1A zoning and the overall competence of the builder's plan.

What can the LWV do?

1. Encourage builders to build to the needs.
2. Many people don't know that family residence can now be placed on non-conforming lots - LWV can get the word out. No minimum sq. footage but the residential unit must be 900 sq. ft. This will provide several housing opportunities.

3. Construction for low income may have some tax advantages in the downtown. Visions Inc. is doing an economic analysis. Camiros is doing a land use study. Bankers could be contacted to be involved in TIF programs (tax incremental financing district) TIF area around the Paper Valley and Avenue Mall.

Inspections

The city can't inspect a unit without the permission of the owner except where there is a complaint. Milwaukee has a system of landlord registration and Green Bay is interested. Warren is interested. Helen is not sure why it hasn't been adopted but it was put on the back burner 2 yrs. ago.

Certain criteria should be met:

- minimum energy standards established by DHILR
- city enforces state building code
- city fire dept exceeds the state code
- city force rehab of existing properties
- rental occupancy permits are required with every new occupant in Racine, 10 yrs. ago. Everyone would have to have state energy and city occupancy permits. *Helen will inquire if Racine still runs this program.

There about 300 inspections /mo and 6-8 are not passed.

Health Department - Beth English

Makes calls on a complaint basis only. They are called in with lead base paint, lack of water, rodents, animals, decaying food. If bad enough, they will close it down until cleaned up. If peple leave, it may fall to the estate to clean up. It gets boarded up and the landlord disappears. A tenant has to let inspector in with 12 hours notice.

1978 Social Services does lead base testing on children. There were 9000 built before 1878 with potential lead.

Social Services administers an Energy Assistance program where they will help with one heating bill a year from October 1 - May 15. This requires a 10 page application

WI Public Service runs the Good Neighbor Program where we are asked to contribute to help others from October to May. The program is well used.

Div. of Housing has energy assistance for low income for small things like wrapping pipes, insulation, etc.

Help is by invitation only. A lot of requests are not made because of landlord retaliation and fear of rent raises.

Rental properties don't get top consideration from local government.

Cameros report - Betty via Marti

*Copy to Shuckler
LWV*

Department of Health

Richard A. Wissell, RS, DrPH
Public Health Administrator



City of Racine, Wisconsin

City Hall
730 Washington Avenue
Racine, Wisconsin 53403
414-636-9201

December 20, 1994

Helen L. Heil, Treasurer
League of Women Voters of Appleton
1735 N. Oneida Street
Appleton, WI 54911

Dear Ms. Heil:

Our Director of City Development Tom Wright has asked me to address your questions regarding Racine's former "Occupancy Permit" requirement. He will be corresponding with you regarding our relatively new Exterior Property Conditions Program.

On October 3, 1989 the City Council adopted Ordinance 30-89 which revised Chapter 11.09 of the City of Racine Municipal Code. This revision eliminated the requirement for obtaining occupancy permits when rental units had a change of tenant. This action was taken after a several year study and evaluation of the occupancy permit system and its effectiveness.

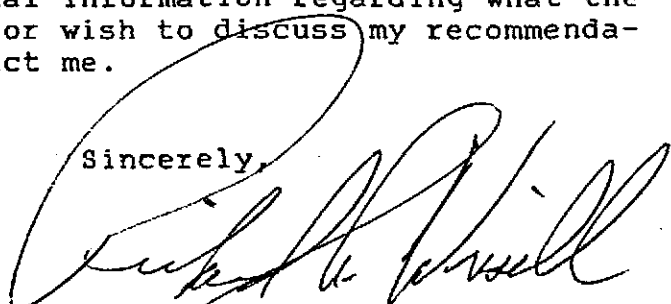
The occupancy permit requirement basically required the landlord to contact the Health Department when there was a change in tenancy and to refrain from moving the new tenants in until the Health Department conducted an inspection to assure that the property conformed with minimum housing standards. Any landlord not complying was subject to receiving a Uniform Municipal Code Citation which could lead to a fine by the courts. Violations of the minimum housing standards were to be brought into compliance and verified by the Department prior to the new tenants taking occupancy.

Due to inadequate staffing we had to rely on the landlords contacting us and reacting to complaints about non-compliance rather than having the staffing to develop and implement an ongoing surveillance system to identify changes in tenancy without obtaining an occupancy permit. What our evaluation of the program revealed was that landlords were requesting occupancy permits on those properties which they knew would pass inspection and not on those that would not pass. Therefore we were continuously looking at the good rental units for occupancy permits and only seeing the bad ones when there became a dispute between landlord and tenant resulting in the tenant calling the Health Department. We continue to receive the complaints from tenants regarding poor housing conditions and the current code enables us to enforce the same minimum housing standards, it is just not required to obtain an occupancy permit.

My recommendation to Appleton or anyone contemplating an occupancy permit is that you not enact that requirement. In my opinion a better approach is to require annual licensing of rental properties for a sufficient fee (I recommended \$25 per year to the City of Racine Housing and Neighborhoods Committee) to support adequate staffing and support to conduct annual inspections on each rental unit. This system would be easier to monitor and would ensure that at least once a year each rental unit met the minimum housing standards.

If you would like additional information regarding what the City of Racine did in the past or wish to discuss my recommendation, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard A. Wissell". The signature is written in dark ink and is positioned above the typed name and title.

Richard A. Wissell, RS, DrPH
Public Health Administrator

cc: Tom Wright

saved 3-18-95

April Newsletter

Housing Study ~~Action-Oriented~~

The Housing Committee reviewed ^{the} ~~our~~ current housing positions, monitored the development of the city's Comprehensive Plan and the Camiros Downtown Plan, networked with and interviewed government officials and other groups concerned with low-income housing in an attempt to assess the availability and affordability of low income housing.

At consensus meetings on February 21 and 22, we outlined the need for more low income housing citing the below-national-average vacancy rate of 2-3% of available shelter, rapidly rising prices of housing, and reduced number of available rental properties.

Through the consensus discussions of what issues remain to be explored and whether our present housing positions are adequate, the membership and the committee are proposing the following revised position statements:

- A Advocate feasible programs for low income and special needs housing to relieve the housing shortage.
- B Support feasible transitional housing and related programs which encourage economic independence.
- C Support regional coordination/collaboration of agencies addressing issues related to affordable, adequate housing.
- D Encourage local and regional governments to actively pursue the development of adequate and affordable housing through regulation and comprehensive planning.
- E Educate the community regarding the need for adequate, affordable housing.

In response to the consensus questions the membership gave us very clear directives:

1. Should the city actively pursue regulation of availability and affordability of housing? If so, how?

The consensus was a unanimous "yes". In addition, the following points were made:

- * The language "and encourage the development of regulations" should be added to the consensus language.
- * It is important to offer incentives to develop affordable housing. At the same time, we should be aware that this might discourage developers and encourage them to locate elsewhere.
- * We should be cautioned that too much renovation and rehabilitation might displace people.
- * In general, the city council should be made more aware of the housing problems and issues.
- * More scattered site planning in new developments should be encouraged. One such effort has been implemented in Janesville where the corner of each new block is allocated to a multi-family unit.

2. Should a comprehensive city plan address the availability and affordability of housing?

Once again, the consensus was "yes". Additional comments included:

- * Measures which encourage home-ownership should be developed.
- * Rehabilitation of existing units should be encouraged.

3. Should the League support an umbrella organization or stronger coordination related to housing?

While the consensus was "yes", most members felt that another new organization is not necessary.

* Perhaps an existing group such as the Task Force to End Homelessness could drive the coordination.

* Some felt the League should play a role in encouraging consolidation of groups.

Coordinated efforts should expand beyond App to perhaps the Fox Cities area.
As a result of the committee work and consensus discussions, we have compiled a list of actions which the League could consider pursuing in a follow-up action study.

Thank you to the 27 League members who brought their expertise,

knowledge, and thoughtful comments to this consensus.

The 1994-95 League of Women Voters Housing Committee fluctuated in size and number throughout the year. We appreciated the time and expertise people were able to give. The core members were: Marti Hemwall and Gretchen Bambrick, Co-Chairs, Beth English, Betty Breunig, Helen Heil, Kathy Kamp, Karen Sandberg, Mary Hoglund, Jane LaChapelle-McCarty, Diane Escher, and Nancy Pourciau.

Dated 12/1/91

Housing Study
December Newsletter

At the general meeting on October 25th, Cheryl Watson (Emergency Shelters) and Pat Liegle (Project Home) discussed the current trends of the local homeless population and the most urgent housing needs in the community. Watson pointed out that the homeless population is shifting from single men to families. This brings with it additional problems related to health, schooling, and social services. Liegle emphasized the need for transitional housing but also the need for teaching essential skills such as nutrition, parenting, and budgeting. Consequently Project Home had been facilitating education in these areas for the inhabitants of the transitional units. Eleven efficiency units opened in September and were filled by October.

The question of homelessness, the study committee realized, is in large part a question of available affordable housing. In order to address the issue we have divided into three sub committees: rental property, new housing, and rehabilitation of older housing. [The focus of our questioning is affordability, availability, and quality.] We have been in contact with the Task Force to End Homelessness by 2000, Housing Authority, Housing Partnership, the Appleton Planning Department, East Central Planning Commission, Secura Investment and Development. We will look in further detail at zoning and inspection regulations, health regulations, the Comprehensive Plan being undertaken by the city, and the conflict resolution agencies for landlord-tenant complaints.

Our goal is to develop consensus questions which help mold the League's position on housing in order for us to take an activist role in this critical issue facing our community. In this spirit, we hope to present a specific action plan to the League after the consensus meetings.

Submitted by Marti Hemwall and Gretchen Bambrick

Affordable Housing In Our Community: Solutions to a Shortage

A conference on housing sponsored by the Appleton League of Women Voters.

March 22, 1996

AGENDA

- 8:30-9:00 AM Registration, coffee and pastries
- 9:00-9:15 AM Welcome -- Terry Bergen, President, Appleton League of Women Voters.
- 9:15-10:00 AM Cathy St. Clair, Executive Director, Community Emergency Shelter Organization and the Partnership to End Homelessness Project, Chicago, IL
"Coordination and Collaboration of Services"
- 10:00-10:30 AM Delbert Reynolds, State Coordinator H.U.D.
"Creative Partnerships Between H.U.D. and Other Communities"
- 10:30-10:45 AM Break -- coffee and soda available
- 11:00-11:45 AM Housing Community Panel Discussion
Panelists:
Jim Wenner -- Housing Partnership
Curt Detjen -- City of Appleton Planning Dept.
Mary Bach -- ADVOCAP
Todd Platt -- Hoffman Corporation
Kim Johnson -- Bank One
Mayor Richard De Broux -- City of Appleton
Carol Tyler -- Facilitator
- 11:45-12:00 AM Closing -- Terry Bergen

- Acknowledgements: The Appleton LWV would like to thank the following businesses for donating food and beverages; Cub Foods, Manderfields Bakery, Sue Ann Bagels, Simple Simon Bakery and Sam's Club.

**Registration Form
Affordable Housing in Our Community:
Solutions to a Shortage**

Name _____
Agency Organization Name _____
Number Attending _____
Address _____
Phone Number _____

This conference is being sponsored by the League of Women Voters Education Fund. NO registration fee is required.

Please return this registration form by March 15th to:
League of Women Voters
P.O. Box 1281
Appleton, Wisconsin 54912



**THE LEAGUE
OF WOMEN VOTERS**
of Appleton, Wisconsin
P.O. Box 1281
Appleton, WI 54912

**Affordable
Housing in our
Community:**

**Solutions to a
Shortage**

**March 22nd
8:30-12:00**

**Thompson Community Center
820 W. College Ave**

Sponsored by:



**The League of Women
Voters of Appleton**

Critical Condition:
Housing in our Community

Findings of a recent League of Women Voter's (LWV) Housing Study indicate that there is a shortage of affordable housing in the Fox Cities. Evidence of this can be found in the overflowing demands for emergency and transitional housing in our communities.

The number of homeless, especially families, is increasing in our communities. While families are moving to the Fox Cities to fill available jobs, wages for these jobs are not sufficient for these families to locate suitable housing.

These trends create both social and economic problems for our community. The demand for social services has exceeded supply and if we cannot attract and house workers to fill jobs in our community, economic growth is hampered.

You are invited to a conference addressing issues of affordable housing. Speakers will discuss methods used to coordinate services across agencies, creation of creative partnerships between HUD and other agencies, and the current barriers to the development of affordable housing.

Conference Agenda

March 22, 1996

**Thompson Community Center
820 W. College Ave.**

8:30-9:00

Registration/Coffee and Pastries

9:00-10:00

***Coordination and
Collaboration of Services:***

**Cathy St. Clair, Executive Director
Partnership to End Homelessness**

10:00-10:30

***Examples of Creative
Partnerships with HUD***

**Delbert Reynolds, Manager
U.S. HUD, Regional Office**

10:30-10:45

Break

11:00-12:00

***Housing in the Fox Cities
Facilitated Panel Discussion***

**Todd Platt, Hoffman Corporation
Jim Wenner, Housing Partnership
Curt Detjen, City of Appleton, Dept of
Planning and Dev't
Mary Bach, ADVOCAP
Kim Johnson
Bank One**

Closing

About the Speakers

Cathy St. Clair is the Executive Director of the Partnership to End Homelessness located in Chicago, Illinois. This organization is one of the first to link providers, advocates, policymakers and the homeless themselves. At 17, St. Clair was homeless and determined to help others who were. She traveled to New York, West Virginia, and Washington D.C. examining alternative groups and organizations. In Washington D.C., she coordinated the Sarah House, one of the first "transitional housing" sites in the nation. Upon her return to Chicago, she served as the executive director of the city's first women's homeless shelter and as the technical assistance director for the Community Emergency Shelter Organization. She has been with the Partnership to End Homelessness since its inception in 1994.

Delbert Reynolds is the Manager of the U.S. Housing and Urban Development's Milwaukee regional office. He has had 27 years of experience with HUD and is currently responsible for the coordination of all HUD programs delegated to the state office. The programs include HUD-FHA mortgage insurance, construction financing programs, low-rent housing assistance and community development block grants.