

OPEN MEETING MINUTES

WAUKESHA COUNTY TEMPORARY CHAPTER 980 COMMITTEE MEETING OCTOBER 17, 2019

PRESENT: Antwayne Robertson, Dale Shaver, Erik Weidig, Jason Popp, Jason Fruth

Guests: Mr. and Mrs. Waite, Jim Landwehr

Meeting called to order by Chair Antwayne Robertson, Director WCDHHS, at 10:30 a.m. with a quorum of the Committee present.

Introductions.

Motion to approve the minutes of the October 2, 2019 meeting by Fruth, second by Weidig.

Robertson continues to receive updated property listings and shares with housing vendors. No responses of interest have been received from the housing vendors. Of ten properties on the list, one is new and one new rental property. To date, landlords are not interested in leasing to DHS.

Regarding the weekly updates to the property search and tracking document, with properties repeating from week to week, an added column to include the property status was discussed. The Committee agreed to add the status notes column with a drop down list of standard, consistent status labels. Weidig requested to also include any necessary property specific details in the status column.

Popp gave an update on the rental properties. The Pewaukee property is a condo and they are checking with the condo association. The Okauchee property is not available until 2020. Popp related the particularly negative, hard 'no' response received from the landlord of the Elmhurst Parkway property in Elm Grove. Discussed not contacting this landlord on any of his future properties. Weidig advised not to put property representatives' names on the tracking document.

Discussed the lack of responses recently, especially from those who originally expressed interest. Are they looking for something specific or no longer interested? Robertson will talk with Serwa about who should reach out to the vendors to reassess their interest.

Discussed pending legislation changes for Chapter 980.

Robertson reported on his recent attendance at the Waukesha County Police Chiefs Association meeting where he shared information about the supervised release program and provided handouts of the statutes for attendees to reference.

Mrs. Waite commented this process is going on for almost six months. Mr. and Mrs. Waite understand the challenges.

Popp was asked about a Delafield property owner. There is slow moving, ongoing communication with this property owner. He has asked if there is vacant land available, would the county consider utilizing a mobile home option. Secondly, this property owner asked if the county is willing to upgrade plumbing to make an existing property livable. The committee recommended Popp connect this property owner

with housing vendors for Q&A and possible sublease. Regarding vacant land, Weidig stated he will set up an internal meeting with key stakeholders in the county to discuss if acquiring a trailer would be considered. Fruth added that regarding mobile homes, most municipalities only allow mobile homes within mobile home parks.

Mrs. Waite asked if the supervised release housing term agreement with the state would be more attractive to housing vendors or landlords if it was a three year term. Her son's sentence is for three years and he needs a place to stay for three years. The understanding per previous information from Serwa is that the term is one year, which may be renewed. Robertson will speak to Serwa about a longer term.

Mrs. Waite asked for the definition of 'adjacent children' – how far is adjacent? Weidig responded that statute language says a residence cannot be within 1500 feet of adjacent property with children. Adjacent property could have a child and be more than 1500 feet away, and therefore potentially qualify.

Weidig will attend the status hearing tomorrow and present the information as it is.

Fruth reported research on mortgages and rents (see attached handout). Weidig stated that a recent Biz Times article regarding local housing and average rents shows they are consistent with what we are finding.

Robertson moved to adjourn, second by Shaver at 11:07 a.m.

Minutes approved: *Antwayne Robertson*
Director
Waukesha County Health and Human Services

Date: October 31, 2019

Summary of research regarding single family home mortgage and rent prices in Waukesha County

Prepared by County Planning Staff October 17, 2019

Estimated monthly costs for a \$200,000 home with a 30 year mortgage in Waukesha County

(Estimate prepared by Co. Planning Staff in October 2019 using www.wihomes.com mortgage calculator)

- Monthly principal and interest= \$912.10
- Estimated insurance and real estate taxes= \$291.67
- Total monthly payment = \$1203.77

Assumptions:

Mortgage considerations:

3.625% 30 year rate utilized to calculate principal/interest. 3.625% was a typical rate in local market the week of 10/7/19. No down payment was assumed. If less than 20% is paid towards a down payment, private mortgage insurance (PMI) may drive borrowing costs higher.

Real estate taxes:

\$3000/year or \$250 per month

- 3000/year used as typical tax for a \$200,000 home in 2009 Co. Development Plan housing calculations. Tax rates have held relatively stable since that time.
- 2018 average tax rate of six Waukesha County municipalities of varying sizes was \$15.17/\$1000 of value or \$3034 for a year.

Insurance:

\$500/year or \$41.67 per month

- \$500/year used as typical insurance for a \$200,000 home in 2009 Co. Development Plan housing calculations.
- Various online sources estimate a range of typical insurance prices based upon various locational factors and \$500/year appears to remain a sound estimate.
- Land value of lot reduces the actual amount needed to insure. There is no replacement cost for the land if a disaster occurs.

2013-2017 U.S. Census Bureau American Community Survey (ACS)

Waukesha County statistics:

- Median value of owner-occupied housing units: \$262,700
- Median selected monthly owner costs with a mortgage: \$1775
(includes mortgage, insurance, utilities, taxes)
- Median gross rent: \$978
(includes contract rent and utilities)

*Data limitations: ACS is a representative sample of housing units and is not a full census inventory. The data set is based upon survey responses over a five-year period that ended in 2017 so the data is not entirely current.

HUD Fair Market Rents for Milwaukee Waukesha-West Allis MSA

2019 fair market rent (estimated typical rent, utilities) for a four bedroom rental unit in the metropolitan area is \$1,302.

*Data limitations:

- The dataset does not identify rents for houses, only dwelling units by number of bedrooms. A four bedroom unit is the largest unit that rents are provided for and is likely the most comparable to a single family home.
- Statistics are for the larger metropolitan area, not Waukesha County exclusively.

On-line listings for single family homes and single family home rentals in Waukesha County:

On 10/17/19, there were 1389 single family home listings on www.wihomes.com. 83 of the 1389 (6%) were \$200,000 or less.

On 10/17/19, there were 45 single family homes listed for rent on www.zillow.com. 16 of the 45 (35.6%) were available for \$2000/month or less.

*Searches conducted during the week of 10/7/19 produced similar results.