



Wauwatosa, WI

Community Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, July 11, 2023

7:30 PM

Council Chambers and Zoom:
<https://servetosa.zoom.us/j/82923188685>,
Meeting ID: 829 2318 8685

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

COMMUNITY AFFAIRS COMMITTEE ITEMS

1. Committee interview of candidate Brian Konyn for Plan Commission appointment [23-188](#)
2. Ad-Hoc Community Land Trust Formation Committee Update [23-227](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



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Staff Report

File #: 23-188

Agenda Date: 7/11/2023

Agenda #: 1.

Title

Committee interview of candidate Brian Konyn for Plan Commission appointment



Wauwatosa, WI

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Staff Report

File #: 23-227

Agenda Date: 7/11/2023

Agenda #: 2.

Title/Recommendation

Ad-Hoc Community Land Trust Formation Committee Update

Memo Body

A. Issue

Ad-Hoc Community Land Trust Formation Committee Update

B. Background

The Ad-Hoc Community Land Trust Formation Committee was formed in October, 2022 to explore the creation of a community land trust (CLT). The Committee is to provide status reports to the Common Council throughout their research process along with a final feasibility report.

C. Recommendation

This update is for informational purposes only.

Regional Community Land Trust Ad-Hoc Committee Summer Update

Date: July 11th, 2023

RoadMap

- Strategic Plan and Comprehensive Plan
- Committee Task
- Committee Membership
- What is a Community Land Trust?
- CLT Teams Working on Task Items
- Current Progress
- Consultant
- Next Steps
- Questions

Strategic Plan and Comprehensive Plan

*Affordable Housing was top
~3 issue at Comprehensive
Plan Update workshop on
6/27/23.

Priority 4: Housing

Goals

1. Expand the availability of inclusionary housing for all
2. Foster a balanced approach to housing throughout the City
3. Update the Comprehensive Plan and the Zoning Code

Framework Provided at 09/27/22 Community Affairs Committee Meeting

Proposed Timeline



4.5.b

Attachment: Community Land Trust Formation Committee Proposal Presentation 2022

Packet Pg. 44

Community Land Trust Formation Committee Framework



4.5.b

Attachment: Community Land Trust Formation Committee Proposal Presentation 2022

Packet Pg. 43

Committee Task

- **From establishing resolution passed 10/4/2022:**

“...research and provide a recommendation to the Common Council on whether or not it is feasible to create a multi-jurisdictional Community Land Trust”

“...provide status reports to Common Council throughout their research with a final report ...in Winter, 2023.”

Ad-Hoc Committee Membership

Aligned with membership criteria in the resolution; nominated by mayor:

- Andrew Meindl, Alderperson, Chair
- Shawn Rolland, Milwaukee County Supervisor, Vice Chair
- Joseph Makhoul, Alderperson
- David Cialdini, Milwaukee County Housing Division Representative
- Mark Hammond, Wauwatosa CDA Representative
- Ann Heidkamp, Wauwatosa Housing Coalition Member
- Teig Whaley-Smith, Affordable Housing Non-profit Org Representative
- Connor Goggans, Milwaukee County Housing Division Representative
Community Land Trust Expert

What is a Community Land Trust?

A community land trust (CLT) is a private, nonprofit organization that owns land on behalf of a community, promoting housing affordability and sustainable development and mitigating historical inequities in homeownership and wealth building. CLTs are a response to the increasing lack of affordable housing in major metropolitan areas.

The Ad-Hoc Committee Has Met Four Times

*First Meeting, March 2023, monthly meetings since

PROGRESS

- Conducted “Community Land Trust 101” for committee members
- Approved workplan and work teams
- Met with other Community Land Trusts (Madison and City of Milwaukee) for lessons learned
- Completed business assumptions worksheet Over 90% attendance by committee members

Original Workplan (Slightly Behind Schedule)

Tasks:

Research items and determine best practices.

Develop framework documents to determine what politically, economically, and socially are feasible in the region and Wauwatosa.



Formation Committee Tasks			
<i>Month</i>	<i>Education</i>	<i>Task Team for Meeting</i>	<i>Other Tasks</i>
March	CLT 101 Committee Procedures		Establish Parliamentary Procedure
April	Setting the Stage and CLT 101 City of MKE CLT Presentation Wauwatosa and County Housing Studies	All and Business Plan	Community Land Trust Business Planning Worksheet
May	Bylaws	Articles of Incorporation and Bylaws	
June	Membership	Bylaws and All	
July	Land Lease	Stakeholder Analysis and Housing Resources	Possible Tosa Committee of the Whole Presentation
August	Break		
September	Funding Sources (check in with City of Milwaukee)		Develop funding matrix
October	Resale Value	Resale Formula	
November	Review "Expert" Needs	All	Review established "asks"
December	Review presentation of Common Council and County Board	All	

Potential Consultant

A consultant (funded by MKE County) will likely be brought on by late Summer to accelerate progress in determining the feasibility and recommendations for further action.

*\$0 cost to Wauwatosa except for salaried staff time for ad-hoc committee administration.

Next Steps into the Fall

- Determine feasibility by reviewing existing CLT:
 - Business Plans
 - Bylaws
 - Articles of Incorporation
 - Stewardship Frameworks
 - Budgets
 - Identify regional partners and lenders
 - Determine Candidates for CLT Board and Organization Director
- Stakeholder mapping
- Explore the benefits and drawbacks of working with existing operators.
- Present document package and potential barriers in the winter
- Develop “asks” to move from feasibility into action post ad-hoc committee

Land Trust Feasibility Snapshot

There is an urgent need for affordable housing options in the region. It is still too early to determine if a Regional Community Land Trust is programmatically and economically feasible.

We are confident that the committee has the experience, expertise, resources, and connections to make a realistic assessment of feasibility and offer appropriate recommendations to the Council.

Questions?

July 8,2023

To: Mayor Dennis McBride and City Council Members

From: Wauwatosa Housing Coalition

The Ad Hoc Regional Land Trust Committee, established last September by the Council, will be presenting an update report at the Community Affairs Committee on July 11th. The Wauwatosa Housing Coalition wants to express its continued support for exploring this strategy as one solution to increasing affordable housing in Wauwatosa.

The Housing Coalition is pleased that the City Council set up this ad hoc community to study the feasibility and requirements for a Community Land Trust for Wauwatosa. We are pleased that the committee includes a member of the Housing Coalition, Ann Heidkamp, as well as representatives from Milwaukee County, Wauwatosa City Council, and community housing organizations.

This broad group of stakeholders has a combination of expertise and vital connections which has been essential to the Committee's progress so far in understanding the issues involved in developing a land trust and in determining the structures and resources to make it happen.

As the city's recent Housing Study showed:

- 25% of Wauwatosa's residents are "housing burdened" meaning they spend more than 30% of their income on housing.
- Since 2020 rents have increased 20% and home prices by 24%.
- Affordability is the leading housing related concern for residents.

The city must address the issue of increasing affordable and accessible housing with a variety of strategies. A Community Land Trust is one of these strategies, and the only strategy that ensures the affordability of the property in perpetuity.

We ask that the City Council continue to support the work of the ad hoc committee and carefully consider its recommendations when they are presented later this year or early next year.

Sincerely,

For the Wauwatosa Joint Housing Coalition

- Ann Heidkamp, Tosa Together, 7329 W. Lloyd St, Wauwatosa, 53213
- Ursula Twombly, Tosa Together
- Dain Maddox, Senior Commission
- Kathy Causier, Senior Commission
- Rosemary Fox, Equity and Inclusion Commission
- Jordan Roman, Equity and Inclusion Commission
- Julie Alexander, Commission for Persons with Disabilities
- Mary Walz-Chojnacki, Commission for Persons with Disabilities