



City of Madison

Meeting Minutes - Approved

HOUSING COMMITTEE

City of Madison
Madison, WI 53703
www.cityofmadison.com

Wednesday, May 2, 2007

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

1. CALL TO ORDER

The meeting was called to order at 5:07 p.m. by Chair Hirsch.

2. ROLL CALL

Present: 12 - Konkel, Day, Mandeville, Ejercito, Hirsch, Merrill, Rutten, Brink, LeTourneau, Hassel, Sparer and Judge

Excused: 2 - Villacrez and Wilcox

3. NEW MEMBER WELCOME

Tobi Rutten - She came to Madison in 2003 for school and received her masters in urban and regional planning. During this time she volunteered at the Tenant Resource Center and is interested in housing issues. She is on the Board at the TRC and works at the Fair Housing Center of Greater Madison.

Ald. Brenda Konkel - She came to Madison for law school and graduated in 1993. She had her own law office for a few years before she became the executive director of the Tenant Resource Center in 1995. She was elected to the Common Council in 2001.

Ald. Eli Judge - He is a sophomore at the UW Madison and recently elected as an alderperson. For the past year and a half he was the president of Students for Fair Wisconsin on campus.

Each of members of the Housing Committee introduced themselves and told a little about themselves. Hirsch also noted that Ald. Konkel was instrumental in getting the sale of the Dudgeon School proceeds of \$966,208.23 (minus closing and miscellaneous acquisition costs) to be put into the Affordable Housing Trust Fund.

4. APPROVAL OF MINUTES

Merrill moved approval of the minutes, second by Sparer. The vote was 10-0-2(Konkel abstaining and Hirsch does not vote).

5. PUBLIC COMMENT

No appearances.

6. COMMON COUNCIL UPDATE - Konkel/Judge

No updates were given.

7. NEW BUSINESS ITEMS

06118

Amending Section 16.04(4)(a) and 32.03(5) of the Madison General Ordinances to provide for staffing of the Housing Committee by the Director of the Department of Planning and Community and Economic Development.

Hirsch noted the original ordinance named the Chief of Building Inspection as staff for the Housing Committee. This ordinance amendment will give the Department flexibility in who the staff is by naming the Department Head or his/her designee. Sparer asked if there were any reason why we wouldn't do this? There was no response.

A motion was made by Ejercito, seconded by Hassel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Excused: 2 - Villacrez and Wilcox

Ayes: 11 - Konkel, Day, Mandeville, Ejercito, Merrill, Rutten, Brink, LeTourneau, Hassel, Sparer and Judge

Non Voting: 1 - Hirsch

8. OLD BUSINESS

- *Allied Drive - Hirsch attended the Allied Drive Task Force. There was an E-Mail from Mark Olinger suggesting that a strategy be pursued that starts off with 2 phases of redevelopment of the City owned properties. This would start with a Section 42 application for next year for 40 units and simultaneously an application for project based Section 8 rental assistance on those units to be created. Olinger declined an invitation for tonight's meeting to make a presentation as he wanted an opportunity to discuss this further with the Allied Drive Task Force and the Mayor's Office, and that he would be happy to come to the Housing Committee meeting in perhaps June.*

- *Neighborhood Conservancy District Ordinance - Konkel noted this was voted down for the second time and it will be reconsidered again. There was a meeting yesterday and it seems like they have a revision to this proposed ordinance to a point where everybody agrees with the revision. Most of the issues were semantics and the way it was drafted. Everyone was in agreement with the content.*

- *Affordable Housing Trust Fund Update - Hirsch again noted that Ald. Konkel was very instrumental in getting the proceeds from the Dudgeon School put into the fund. Hirsch would like Hickory Hurie to walk-thru all the IZ and Affordable Housing Trust Fund status at the June meeting. Konkel noted that Dane County is getting ready to appoint a committee to consider creating a County Affordable Housing Trust Fund. One of the big questions is what is the interplay between their trust fund and ours. Dane County has a funding source of real estate transfer fees. Brink noted that the real estate transfer fee is being doubled and a portion of this is put in the fund.*

- *TIF Policy Committee - Hirsch noted that there has been discussion on condominium sales and owner occupied housing. When a developer comes in and claims a need for TIF, there is, via State law, a requirement that there be a demonstrated "but for" (but for the TIF assistance the project would not be feasible). Staff performs that calculation and makes a recommendation to the Common Council who concurs if there should be TIF assistance. In condominium projects, they are finding that there are subsequently greater than projected revenues in large part because upgrades are being made on the units. This leads to the question, if those revenues are contributing to the developer's bottom line of profitability, why are we putting public dollars into this? The discussion is whether there needs to be or will be a second TIF "but for" calculation after construction and after sales to see if there should be some recapture of excess revenues.*

- *IZ Policy Committee - Hirsch stated the Department has a contract with a market analysis group to try to identify who buyers have been, who they might be, what their characteristics are, who are these IZ potential people and what are their needs. The committee is grinding its way through the IZ policies that the staff is currently administering trying to clean up pieces so the program operates more smoothly. Day asked if there were any marketing efforts to date by the City related to IZ units? Hirsch stated none that he was aware of because the City is waiting for the IZ Policy Committee to give direction of where the efforts need to be. Brink noted they are currently meeting and dealing with the gap analysis and as soon as they come to a consensus for that, there will be another subcommittee created to deal with the marketing.*

9. REPORT OF SUBCOMMITTEES

- *Affordable Housing Subcommittee - Mandeville noted there was discussion based on the previous Housing Committee meeting where they tried to put some quantitative measures to the City's goals around Allied Drive. It was discussed what to conclude in the formula to determine affordability and to determine what would be a reasonable monthly housing cost for people to purchase houses in the Allied Drive area. Energy cost was included as part of the equation and the policy should be that no more than 30% of the household income would go towards aggregate housing costs including energy costs. Hirsch noted the consensus was to go to 34% including energy. Hirsch stated there is a very good summary of the March 14 discussion on line. Brink noted there will be future discussion on affordability and the Affordable Housing Trust Fund now that there is money in the fund. Hirsch would like discussion in the future about CDA production of new housing and how the existing housing resources are being managed.*

- *Landlord & Tenant Issues Subcommittee - Ejercito noted the subcommittee did not meet in April. At the March meeting discussion was held on the Section 8 waiting list. Augustin Olvera gave a presentation about the Section 8 waiting list, who is getting on the list and how it is being decided.*

10. DISCUSSION ON FUTURE AGENDA ITEMS - SCHEDULE NEXT MEETING

- *IZ Policy Committee*
- *TIF Policy Committee*
- *Housing Study for City of Madison*
- *Building Units in City of Madison - Brad Murphy (Konkel to get questions together)*
- *Affordable Housing Trust Fund - Hickory Hurie*
- *IZ Trust Fund*

11. ADJOURNMENT

Sparer moved adjournment at 5:45 p.m., second by Ejercito with unanimous approval.