



City of Madison

Meeting Minutes - Amended

HOUSING COMMITTEE

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

Wednesday, August 3, 2005

5:00 PM

Room 260 Madison Municipal Building

1. CALL TO ORDER

The meeting was called to order by Chair Hirsch at 5:10 p.m.

2. ROLL CALL

*Also Present: George Hank, Inspection Unit Director
Pat Kreitzman, Recording Secretary*

Present: Ald. Michael E. Verveer, Florence Zmudzinski, Howard Mandeville, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Judith M. Wilcox, Curtis V. Brink, Rose M. LeTourneau, Detria D. Hassel, Julia S. Kerr, David R. Sparer and Ald. Austin W. King

Absent: Victor E. Villacrez and Richard B. Arnesen, Jr.

3. APPROVAL OF MINUTES

Wilcox moved approval of the minutes, second by Zmudzinski with unanimous approval.

4. PUBLIC COMMENT

No appearances.

5. COMMON COUNCIL ACTIONS - VERVEER/KING

Verveer noted that the TIF issues are moving through the committees and it's at the Affordable Housing Subcommittee.

6. NEW BUSINESS ITEMS

Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).

Hirsch noted that the Affordability Subcommittee has not yet acted on this item. King moved to refer this item to next month, second by Zmudzinski with unanimous approval.

Amending portions of Section 9.23 of the Madison General Ordinances to incorporate State of Wisconsin regulations for Mobile Home Parks, to define those regulations and to repeal certain obsolete provisions.

Verveer noted that Ald. Bruer spoke to him about this proposal and noted it was "time sensitive". Hank noted that he has no input as he hasn't had a chance to look at this. Sparer stated he is an attorney doing housing law and his area of practice does include this subject. This will amend the City ordinance to be more in compliance with the State code. He would like this referred to the Landlord & Tenant Issues Subcommittee so it could be gone through more carefully.

Ald. Tim Bruer appeared at this time to present this ordinance. Manufactured homes are one of the most affordable forms of home ownership. There are property taxes and lot rental to be paid. Mobile home communities change their covenants in spite of City ordinances or State code. If there are any complaints about the mobile home park the State of Wisconsin Commerce Department handles these and maybe in 2 or 3 years the complainant would get a response to it. The mobile home park owners have rules they can and do change requiring home owners to update or change their properties. This would not be allowed under Chapter 32. Bruer gave many instances where UniProp has made their rules and they are very costly for the residents of Highland Manor Mobile Home Park. The City Attorney's Office, based on the existing ordinances, feel they have enough to proceed with prosecution with violations in mobile home parks. This proposed ordinance is a parameter of consumer protection ordinances that are based on common sense, most of it modeled after the State code. The State is doing no enforcement so this provides an avenue for individuals who find violations to be able to file with the City Attorney's Office. He sees a need for an abatement ordinance in the future. What is before the Housing Committee is a parameter of ordinance revisions that allow the City to be able to, by State Statute, intercede, respond to complaints and be able to prosecute accordingly.

Verveer noted that the normal procedure with the Housing Committee would be to refer this to a subcommittee. If this were done that way, the ordinance would not get back to the Common Council until the second meeting of September. Bruer stated there are some serious time issues as leases are coming up for renewal in the next few weeks. The timeliness for getting this ordinance enacted is critical as we need to capture hundreds of lease agreements that are to be signed for the upcoming year. Sparer noted he represents these residents and he would like more time to study the proposed ordinance. Bruer noted this was done with extensive participation of one or two of mobile home associations and their own legal talents for the residents. Sparer noted he is their lawyer and he hasn't seen this proposal before. Bruer noted that leases come up for renewal in September and October. He noted that there is nothing in the ordinance before the Committee that does not mirror the State Code, Ag Code or Statute. There isn't anything new that we are doing in excess of that. This gives the City jurisdiction within its ordinances to prosecute and have control.

Charles Onsum appeared representing the Homeowner's Association of Highland Manor and all the residents of Highland Manor. He has lived at Highland Manor for almost 17 years. When they moved in they paid \$213 lot rent and \$414 for house payments. This last year they were paying \$434 for lot rent, \$414 house payment plus they put water and sewer on them plus taxes. This last month his lot rent including water, sewer and taxes was \$483. He has paid off his mortgage. Over time the laundromat has been taken out, the managers only mow the lawn and the roads are snow packed and slippery during the winter. People have had to put vinyl siding on their homes to sell them and UniProp has made people put up \$5,000 escrow to make sure the work was done. The homeowners were unable to touch the escrow money even to pay for the materials for upgrading their property as required. Homes that were worth \$5,000 - \$7,000 have had to put \$5,000 or \$6,000 into them and they are not going to get their money out of them. They are basically giving their house away. Something has to be done to protect the residents of mobile home parks.

A motion was made by Ald. King, seconded by Wilcox, to recommend adoption to the Common Council and also the ordinance will be placed on the Landlord & Tenant Issues Subcommittee agenda for August 18 and any recommendations coming out of the subcommittee be carried by one of the Alders to the full Common Council floor on September 2.

The motion passed by the following vote:

Absent: Arnesen, Jr.

Aye: Verveer, Zmudzinski, Mandeville, Ejercito, Hirsch, Merrill, Villacrez, Wilcox, Brink, LeTourneau, Hassel, Kerr and King

Abstain: Sparer

Present: 14 - Ald. Michael E. Verveer, Florence Zmudzinski, Howard Mandeville, Philip P. Ejercito, Thomas E. Hirsch, John L. Merrill, Victor E. Villacrez, Judith M. Wilcox, Curtis V. Brink, Rose M. LeTourneau, Detria D. Hassel, Julia S. Kerr, David R. Sparer and Ald. Austin W. King

Absent: 1 - Richard B. Arnesen, Jr.

7. OLD BUSINESS

IZ Evaluation Study - Hirsch noted this will come up in the Affordable Housing Subcommittee report.

Non-Profit Tax Exemption - Hirsch stated there was a bill introduced into the Assembly, Assembly 573. There will be a presentation at the September meeting by Legislative Counsel staff.

Union Trust - Hirsch noted nothing to report at this time.

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Absent: Richard B. Arnesen, Jr. and Ald. Austin W. King

8. REPORTS

Landlord & Tenant Issues Subcommittee - Ejercito noted that there wasn't a meeting in July. The meeting is relying on a representative from the Tenant Resource Center for input. Ejercito will be in touch with representatives of the TRC. The mobile home provisions will be on the August agenda.

Affordable Housing Subcommittee - Villacrez noted there was a presentation by Mark Olinger on IZ evaluation study. Hirsch stated he had an opportunity to speak with Mark Olinger about this. He is going to refine the methodology that he has put out in draft form and keep re-working it. The UW Madison Department of Urban and Regional Planning had wanted to perform this study and apparently has come up with zero funds to do it and will not be doing it now. The mechanics on how the study is going to be carried forward is unclear at this time. Merrill noted that at the next meeting they will be looking at the TIF report. Kerr noted that an agenda item in the future would be the preservation of affordable units that are expiring that Nan Cnare of United Way talked about. This will be in October. Hirsch stated that this month the subcommittee will be taking a very close look at TIF and affordable housing and how affordable housing is being treated in TIF. There will be presentation by City staff this month and starting next month by one or more developers. The conversation will continue until the subcommittee feels they have something to report out.

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Absent: Richard B. Arnesen, Jr. and Ald. Austin W. King

9. PRESENTATIONS

Porchlight, Inc. - Adam Smith, Developer Director of Porchlight appeared. Porchlight is the agency that has been created out of the merger of Transitional Housing Inc. and Community Housing and Services. They are the only low cost housing provider in Dane County that focuses all of their attention on homeless and extremely low income individuals, and part of their model involves support services. In the next few weeks, ground will be broken for 16 units located in the Town of Madison. These are permanent supportive housing units for homeless persons with disabilities.

Judy Wilcox and Julia Kerr left at this time - roll call will be taken after the next presentation.

Green Built Home - Nathan Engstrom, Director of the program appeared. He gave a general overview of the Green Built Home Program as to who they are and what they do, and gave a brief talk about their recent report that outlines a variety of recommendations related to green building and affordable housing. Green Built Home is Wisconsin's residential green building program. They have been around since 1999. They were formed in partnership with the Madison Builders Association. They provide a certification of new homes according to standards of the Green Built Home checklist. The certification of new homes is the most fundamental service they provide. They interact with the builders and developers in the State as well as homeowners. In terms of affordable housing, the main objectives they are trying to achieve is that green built and affordable can go hand-in-hand. He distributed copies of the report which will be released in the next few weeks. They are trying to increase education about green built and affordability, look at ways to increase spending opportunities for green affordable home projects, and also look at regulatory impacts as related to green and affordability.

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Absent: Richard B. Arnesen, Jr., Judith M. Wilcox, Julia S. Kerr and Ald. Austin W. King

10. DISCUSSION ON FUTURE AGENDA ITEMS/SCHEDULE NEXT MEETING**11. ADJOURNMENT**

Upon motion by Merrill, second by Hassel the meeting adjourned at 6:50 p.m.